



**130 Braniff Crescent SW  
Calgary, Alberta**

**MLS # A2269587**

**\$639,000**



<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,420 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, Level, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		
<b>Inclusions:</b>	N/A		

Welcome to this lovely 5-bedroom bungalow situated on a huge corner lot in the mature community of Braeside, offering charm, space, and a long list of updates including kitchen and countertops (2014), roof (2015), windows (2016), flooring (2017), basement bathroom (2018), light fixtures (2019), furnace (2020), and water tank (2020). The open-concept living and dining room features large south-facing windows, a beautiful two-sided wood-burning brick fireplace, and access to a bright kitchen with plenty of counter space and a separate entrance to the basement—ideal for extended family or potential legal secondary suite development, subject to approval and permitting by the City of Calgary. The primary bedroom includes a 2-piece ensuite, with two additional bedrooms and a 5-piece main bath completing the main floor. The fully finished basement offers a large family/games room with gas fireplace, two extra bedrooms, and another full bathroom with tub and shower. Outdoors, enjoy the fully fenced yard with a spacious concrete patio, raised garden boxes, and an oversized detached garage with extra parking. Perfectly located close to top-rated schools, daycare with before/after-school programs, shopping centres, Fish Creek Park, Glenmore Reservoir, Heritage Park, hospital, and LRT station—all within approximately 5 km—this well-maintained home is move-in ready and a rare find in one of Calgary's most desirable southwest communities.