



GRASSROOTS
REALTY GROUP

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159 Brookgreen Drive SW
Calgary, Alberta

MLS # A2272184



\$529,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,066 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Garden, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: dishwasher, dryer, electric range, gas range, hood fan, microwave, fridge, tankless water heater, washer, all window coverings

Charming bungalow with excellent potential, ideally situated on a quiet street in Braeside Estates. This bright and welcoming home features lovely hardwood flooring throughout the hallway, living, and dining areas, complemented by a beautiful wood-burning fireplace. The fully developed layout includes 4 bedrooms and 2 full baths, along with a separate entrance to the illegal basement suit, perfect for extended family or additional income opportunity. Enjoy the huge south-facing backyard with raised garden beds and direct access to a walking path through the back gate. Braeside is a wonderful community with countless nearby amenities, including the Southland Leisure Centre, local shops and services, Fish Creek Park, Glenmore Reservoir and the City of Calgary pathway system. Commuting is convenient with quick access to the Ring Road. The community centre also offers a variety of programs for all ages, including childcare.