



GRASSROOTS
REALTY GROUP

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23 Brazeau Crescent SW
Calgary, Alberta

MLS # A2272749



\$549,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,138 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Unknown	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Oven, hood fan, microwave, dishwasher, fridge, washer, dryer, sump pump

Welcome to Brazeau Crescent, one of the most sought-after streets in Braeside. Quiet, tree lined, and surrounded by parks and schools, this location is truly unbeatable. You are minutes to the Ring Road, Rockyview Hospital, South Glenmore Park, Glenmore Landing, and have an easy commute downtown. Braeside is one of the most central and established neighbourhoods in the southwest. This bi-level home sits on a beautiful south facing backyard with mature trees, a fire pit, a sunny deck off the dining room, and plenty of room for kids, pets, and future landscaping ideas. The detached garage and extra parking complete the package. Inside, the potential is incredible. The main level offers a bright front living room, a kitchen overlooking the yard, and three bedrooms upstairs, making it a great family layout from day one. The lower level offers excellent, fully usable living space that is very rare to find in an older home. Because it is a bi-level, the windows are much larger than typical basements which makes the entire level feel open and bright. There is a huge bedroom, a large family or rec room, a wet bar area, and a full bathroom. The wide open footprint gives outstanding flexibility and is the perfect opportunity to develop into something truly impressive, whether for additional living space, guests, or multi generational living. At this price point, this home represents excellent value. Renovated properties in Braeside are selling for significantly more and this layout, yard, and location offer a strong foundation to build equity while making the home your own. A twenty two thousand dollar sewer line upgrade completed in August 2025 adds major peace of mind. Lovingly maintained by its original owners, this is a solid, well cared for home in a beautiful location with room to grow. A rare opportunity in a neighbourhood where properties are often held for decades.

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