



**23 Braden Crescent NW  
Calgary, Alberta**

**MLS # A2208121**



**\$829,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,134 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s)

**Inclusions:** Refrigerator Water Dispenser 'as is', In-Ground Sprinklers 'as is', Bathroom Mirrors, Water Softener, Shed

Situated in the highly desirable community of Brentwood, this beautifully renovated four-level split offers over 2,200 square feet of thoughtfully designed living space. With striking curb appeal and a west-facing backyard, this home combines style, function, and an ideal location. Featuring three bedrooms, two bathrooms, and a double detached garage, it's a standout option for anyone seeking a well-appointed home in a mature neighbourhood. Step inside to a welcoming entryway that opens to the main level's impressive vaulted ceilings with wood-accented beams and large windows that flood the home with natural light. The open-concept layout connects the kitchen, dining area, and living room—creating a warm and inviting atmosphere for both everyday living and entertaining. Hardwood flooring runs throughout, adding warmth and continuity. The gourmet kitchen is a true centrepiece, showcasing rich wood cabinetry, granite countertops, a massive island with seating, and stainless steel appliances including dual ovens and a bar fridge. With generous cupboard and prep areas, it's a space that effortlessly blends practicality with style. The upper level features three bedrooms with plush carpeting, including a serene primary retreat. The renovated five-piece bathroom features dual sinks and a deep soaker tub with a shower, offering a spa-like feel. The lower level expands the home's functionality with a spacious family room anchored by a cozy electric fireplace, along with a dedicated gym area and convenient back entrance. A full four-piece bathroom completes this level. In the basement, a large rec room provides even more living space—ideal for a games area, media setup, or teen hangout. A laundry area with a utility sink and additional storage complete the lower level. The west-facing backyard features a large

deck, grassy area, and storage shed. Fully fenced with alley access, it offers a private, sun-filled setting ideal for relaxing or entertaining. Recent upgrades include fresh paint, new front & back doors (2022), front step replacement (2022), a new furnace & hot water tank (2025), updated tile flooring (2023), new carpet in the bedrooms (2023) and basement (2025), a new washer & dryer (2023), and a beautifully redone main bathroom (2023). Brentwood remains one of Calgary's most sought-after communities for its family-friendly feel and unbeatable convenience. This home is within walking distance to parks, playgrounds, and highly rated schools. Enjoy easy access to Brentwood Village Shopping Centre, University District, and Market Mall. The Brentwood LRT Station is nearby, making commutes to downtown or the University of Calgary effortless. Major routes like Crowchild Trail are just minutes away, and Nose Hill Park is also close for endless outdoor exploration. Recreational amenities include the Brentwood Sportsplex, Sir Winston Churchill Aquatic & Recreation Centre, and the Nose Hill Library—all just a short drive from your front door. Book your showing today!