

23 Brazeau Crescent SW
Calgary, Alberta

MLS # A2260198



\$619,900

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:	Finished, Full	LLD:	-
Exterior:	Unknown	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

****OPEN HOUSE SUNDAY SEPTEMBER 28TH**** For the very first time, this cherished bi-level is being offered for sale on Brazeau Crescent SW, one of the most coveted streets in Braeside. Families settle here and stay for decades, and it's easy to see why — quiet tree-lined crescents, schools and parks just steps away, and neighbours who truly look out for one another. This home sits on an incredible south-facing backyard that will stop you in your tracks. Fully fenced with mature trees, a fire pit for summer nights, a sunny deck off the dining room, and room for kids and pets to play, it's a private retreat and gathering place all in one. Add in the detached garage and extra parking pad, and you have both convenience and space — something so rare to find. Inside, the layout is as practical as it is inviting. The main floor features a bright front living room, a kitchen overlooking the yard, and a dining area that walks right out to the deck. Three comfortable bedrooms and a full bath complete this level. Downstairs, large bi-level windows fill the space with natural light, showcasing a sprawling family room with bar area — perfect for movie nights, games, and entertaining. A full bathroom, laundry, and a large fourth bedroom make the lower level a complete extension of the home. The location is unmatched. From your front door, it's a short walk to Braeside Elementary and John Ware Junior High. A massive green space and playground are steps away, and the beloved off-leash dog park is right around the corner. Shopping, transit, and the community centre are all nearby, giving you every convenience without losing that quiet crescent charm. This is a home that is very livable as it is and also brimming with opportunity to update or renovate into something extraordinary. With its unbeatable yard, layout, and location, this is the kind of property

that doesn't come to market often — and when it does, it doesn't last. Don't wait. This is your chance to make Brazeau Crescent home!

Please note that a \$22,000 upgrade to the main sewer line from the home was completed August 2025, this gives peace of mind for many, many years to come!