

\$849,999 - 15 Brazeau Crescent Sw, Calgary

MLS® #A2258174

\$849,999

3 Bedroom, 3.00 Bathroom, 2,419 sqft

Residential on 0.15 Acres

Braeside., Calgary, Alberta

Welcome to this beautiful Braeside home, perfectly situated in one of the community's most desirable location. With nearly 2,400 sq. ft. above grade in a side-split design, it offers space for family, privacy for retreat, and upgrades that bring peace of mind. From evenings with a fire and glass of wine on the front stone patio, to gatherings on the huge backyard deck with hot tub and BBQ area, every corner of this property is designed to be enjoyed. Inside, the main floor flows with hardwood floors, a dining area, and a kitchen with brand-new KitchenAid appliances (2024) including a gas range with downdraft. On the lower main, the family room is anchored by a marble fireplace, built-ins, and patio doors to the backyard. A front office is ideal for work or can convert into a fourth bedroom. The upper level has three bedrooms, a separate laundry room, and two full bathrooms. The primary suite includes a Juliet balcony, ensuite, and vanity. The second bedroom is spacious with its own private south-facing balcony, while the third is perfect for family or guests. The basement is undeveloped, with larger windows, a bathroom rough-in, and two points of access: one from inside the home, and a private walk-up into a gated side yard secluded from the rest of the property. With city approval, it could become a rental suite, in-law quarters, or home business, or simply more living space for your family.

Upgrades (2024-2025): new complete roof



system, KitchenAid appliance package, high-efficiency furnace, central A/C, hot water on demand, new garage and exterior doors, designer Cartwright chandeliers, and a Jacuzzi J355 Series hot tub (yes it's included!!)

Braeside is a beautiful, established community with everything close by – schools, Southland Leisure Centre, shops, and quick access to South Glenmore Park with its trails, sailing club, and recreation. Families will love the playgrounds and large green space directly across the street, and pet owners will appreciate being just a short walk – but far enough for peace and quiet – from one of Calgary’s best dog parks.

Built in 1967

Essential Information

MLS® #	A2258174
Price	\$849,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,419
Acres	0.15
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	15 Brazeau Crescent Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0Z2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Granite Counters
Appliances	Central Air Conditioner, Dishwasher, Garburator, Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Partial, Unfinished, Crawl Space, Walk-Up To Grade

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.