

# \$659,000 - 130 Braniff Crescent Sw, Calgary

MLS® #A2269587

**\$659,000**

6 Bedroom, 3.00 Bathroom, 1,420 sqft

Residential on 0.15 Acres

Braeside., Calgary, Alberta

Welcome to this lovely 5-bedroom bungalow situated on a huge corner lot in the mature community of Braeside, offering charm, space, and a long list of updates including kitchen and countertops (2014), roof (2015), windows (2016), flooring (2017), basement bathroom (2018), light fixtures (2019), furnace (2020), and water tank (2020). The open-concept living and dining room features large south-facing windows, a beautiful two-sided wood-burning brick fireplace, and access to a bright kitchen with plenty of counter space and a separate entrance to the basement—ideal for extended family or potential legal secondary suite development, subject to approval and permitting by the City of Calgary. The primary bedroom includes a 2-piece ensuite, with two additional bedrooms and a 5-piece main bath completing the main floor. The fully finished basement offers a large family/games room with gas fireplace, two extra bedrooms, and another full bathroom with tub and shower. Outdoors, enjoy the fully fenced yard with a spacious concrete patio, raised garden boxes, and an oversized detached garage with extra parking. Perfectly located close to top-rated schools, daycare with before/after-school programs, shopping centres, Fish Creek Park, Glenmore Reservoir, Heritage Park, hospital, and LRT station—all within approximately 5 km—this well-maintained home is move-in ready and a rare find in one of Calgary's most desirable southwest communities.



Built in 1975

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2269587    |
| Price          | \$659,000   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,420       |
| Acres          | 0.15        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 130 Braniff Crescent Sw |
| Subdivision | Braeside.               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2W 2M4                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                                     |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                            |
| Cooling           | None                                                                                               |
| Fireplace         | Yes                                                                                                |
| # of Fireplaces   | 2                                                                                                  |
| Fireplaces        | Wood Burning                                                                                       |

|              |      |
|--------------|------|
| Has Basement | Yes  |
| Basement     | Full |

## Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Garden                                                                         |
| Lot Description   | Corner Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Wood Frame                                                                     |
| Foundation        | Poured Concrete                                                                |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 12                 |
| Zoning         | R-CG               |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Kirin Realty & Management Inc. |
|----------------|--------------------------------|

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