

\$575,000 - 23 Brazeau Crescent Sw, Calgary

MLS® #A2260198

\$575,000

4 Bedroom, 2.00 Bathroom, 1,138 sqft

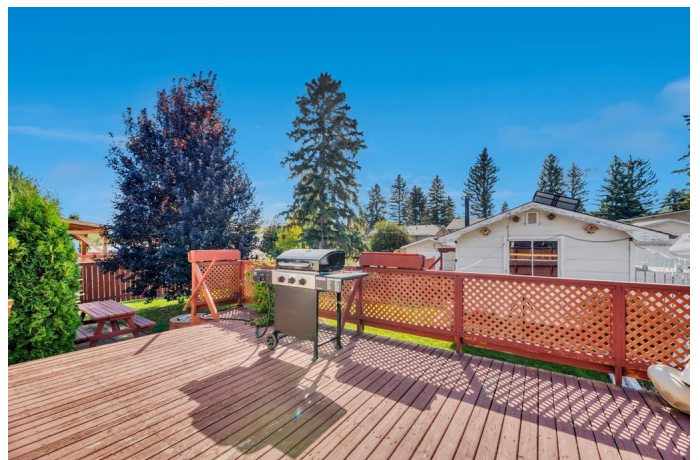
Residential on 0.13 Acres

Braeside., Calgary, Alberta

OPEN HOUSE SUNDAY NOVEMBER 2nd from 2pm to 4pm 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 doesnâ€™t come to market often â€” and when it does, it doesnâ€™t last. Donâ€™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!

Built in 1967

Essential Information

MLS® #	A2260198
Price	\$575,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,138
Acres	0.13
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	23 Brazeau Crescent Sw
Subdivision	Braeside.
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2W 0Z2

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Single Garage Detached
# of Garages	1

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane
Roof	Asphalt
Construction	Unknown
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	46
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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