

# \$599,900 - 60 Bralorne Crescent Sw, Calgary

MLS® #A2225064

**\$599,900**

4 Bedroom, 2.00 Bathroom, 1,048 sqft

Residential on 0.14 Acres

Braeside., Calgary, Alberta

This updated Bi-Level has a fabulous floor plan and is situated on a private corner lot with plenty of extras. On the main level you will enjoy the bright and spacious living room filled with natural sunlight cascading through the huge south facing bay window. The efficient kitchen offers full ceiling-height cabinets, ample counter space, tile floors, and an appliance package including a double oven and new fridge. There are 3 bedrooms upstairs and an updated 5-piece bathroom with double sinks. An exterior door off the kitchen leads to your newly re-built deck perfect for evening BBQs. As you descend into the beautifully developed basement you are greeted by a huge recreation room that includes pot lights, flat ceiling, modern colours and large south facing opening windows. There is a 4th bedroom adjacent to a home office/den area and a 4-piece bath. The laundry room includes a newer washer and dryer and there is a large storage room with its own window. The side yard and backyard are fully fenced & landscaped and include the perfect private area for your hot tub under the gazebo! The oversized 27 x 23 ft garage includes its own electric panel and is heated with a newer furnace. If you need even more parking, there is a convenient driveway and carport at the front. Previous plumbing upgrades included a backflow valve. All windows were replaced in 2021. The popular community of Braeside offers quick access to shopping, transit, and main roads. Close to schools, parks and short



drive to South Glenmore Park and the Reservoir.

Built in 1967

**Essential Information**

MLS® #	A2225064
Price	\$599,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,048
Acres	0.14
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	60 Bralorne Crescent Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0Y8

**Amenities**

Parking Spaces	5
Parking	Additional Parking, Double Garage Detached, Heated Garage, Oversized, Carport
# of Garages	2

**Interior**

Interior Features	Double Vanity, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	8
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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