

\$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
Zoning	R-CG

Listing Details

Listing Office	Kirin Realty & Management Inc.
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