

# \$749,000 - 47 Brookpark Crescent Sw, Calgary

MLS® #A2211231

**\$749,000**

4 Bedroom, 3.00 Bathroom, 1,477 sqft

Residential on 0.15 Acres

Braeside., Calgary, Alberta

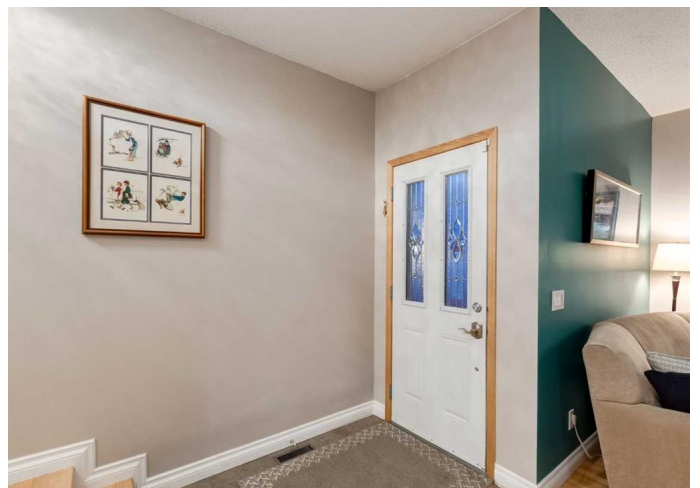
Welcome to Your Dream Home in Braeside!

This beautifully renovated 4-bedroom, 3-bathroom bungalow offers over 2,900 sq ft of meticulously designed living space in one of Calgary's most sought-after neighborhoods. Nestled on a quiet, tree-lined street in Braeside, this exceptional home blends timeless charm with modern convenience.

You'll notice the exceptional curb appeal, mature trees, Aluminum Shingles, durable Hardie board siding ensuring a low-maintenance exterior. A wide front walkway and landscaped yard welcome you home.

Step inside and be greeted by rich hardwood floors, and an open, sun-filled layout. The spacious living and dining areas are bathed in natural light from large east and west-facing windows and feature garden doors that open to the backyard oasis. A cozy, updated gas fireplace creates the perfect gathering spot for family nights or entertaining guests.

The heart of the home—the kitchen—has been tastefully updated with granite countertops, custom cabinetry with soft-close and pull-out shelving, stainless steel appliances, and a gas range. The breakfast counter adds warmth and functionality, ideal for quick meals or morning coffee.



On the main level, youâ€™ll find three generously sized bedrooms, including a serene primary suite with its own private ensuite. A stylish main floor bathroom, and convenient laundry area.

The fully finished basement offers even more living space, with a large recreation room, built-in shelving and cabinets, a fourth bedroom, and a luxurious full bath featuring a steam shower and eye-catching tile feature wall. A dedicated, vented sports storage room is perfect for keeping gear organized.

Step outside into your backyard retreatâ€”a fully landscaped haven with stamped concrete patio, cozy fire pit, charming playhouse, and walkways encircling the home. Whether youâ€™re entertaining, relaxing, or playing with the kids, this outdoor space is ready for it all.

The oversized detached garage is another highlight, complete with a workshop, overhead storage, and an updated garage door and opener, plenty of space for vehicles, hobbies, and storage.

Enjoy year-round comfort with triple-pane windows, a newer high-efficiency furnace, and central air conditioning. The attic has also been upgraded to R65 with 21 inches of blown-in insulation keeping your home efficient and cozy in all seasons.

Recent Upgrades Include:

Maintenance-free Hardie board siding

Triple-pane windows throughout

Aluminum roof, clad fascia & soffits

Updated furnace & central A/C

Modernized kitchen & bathrooms

Gas range & stainless appliances

Garden doors to backyard

Main floor laundry & tiled entrances

Steam shower in basement

Built-in cabinets & vented gear storage

Stamped concrete patios & walkways

Backyard fire pit & playhouse

Location is everything—this home offers both tranquility and convenience. Just steps from your private back gate. Nearby schools, parks, shops, and all amenities.

Built in 1977

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211231    |
| Price          | \$749,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,477       |
| Acres          | 0.15        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

Community Information

|         |                          |
|---------|--------------------------|
| Address | 47 Brookpark Crescent Sw |
|---------|--------------------------|

|             |           |
|-------------|-----------|
| Subdivision | Braeside. |
| City        | Calgary   |
| County      | Calgary   |
| Province    | Alberta   |
| Postal Code | T2W2W6    |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, No Smoking Home, Storage, Vinyl Windows                             |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Freezer, Humidifier |
| Heating           | Forced Air                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                     |
| Fireplaces        | Gas                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                                                        |

### **Exterior**

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Lighting, Private Entrance, Private Yard, Rain Barrel/Cistern(s)                                                 |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Landscaped, No Neighbours Behind, Pie Shaped Lot, Private, Street Lighting, See Remarks |
| Roof              | Shingle, See Remarks                                                                                                       |
| Construction      | Concrete, Wood Frame                                                                                                       |
| Foundation        | Poured Concrete                                                                                                            |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 10               |
| Zoning         | R-CG             |

### **Listing Details**

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