

# \$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

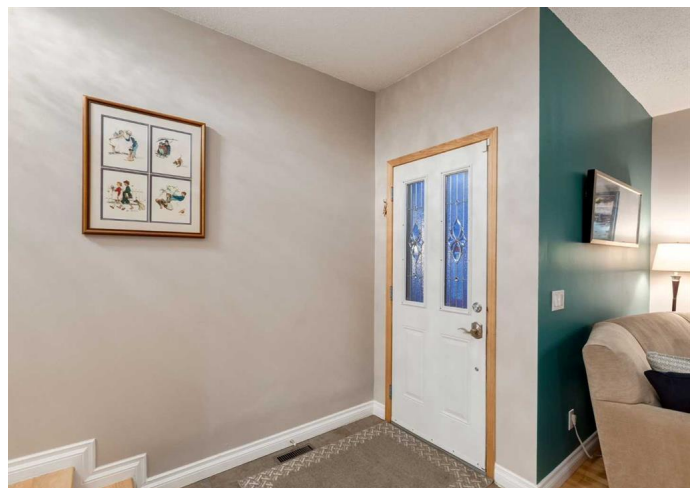
Welcome to Your Dream Home in Braeside!

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 everythingâ€”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	8
Zoning	R-CG

### **Listing Details**

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