

\$849,900 - 1804 Braemar Place Sw, Calgary

MLS® #A2261054

\$849,900

5 Bedroom, 5.00 Bathroom, 1,302 sqft

Single Family on 0.18 Acres

Braeside, Calgary, Alberta

Welcome to 1804 Braemar Place SW, a spacious and versatile 4-level split set on a large 7,836 sq. ft. corner lot in the heart of Braeside. Offering over 1,300 sq. ft. above grade and a fully developed basement, this home features 5 bedrooms, 4.5 bathrooms, and an illegal suite above the garage with a separate entrance—ideal for multi-generational living, a private guest space, or rental income potential. Inside, the bright and inviting main floor offers a generous living room anchored by a cozy wood-burning fireplace, a formal dining area, and a functional kitchen with plenty of cabinetry. Upstairs you’ll find three bedrooms, including a primary suite with its own 3-piece ensuite, along with a full bathroom that serves the secondary bedrooms. The lower levels extend the living space with 2 additional bedrooms, bathroom, and a family room, as well as direct access to the basement laundry area. One of the highlights of this property is the oversized 24' x 26' attached garage with an illegal suite above, offering outstanding versatility and independence thanks to its private entrance. The large corner lot provides excellent outdoor space, complete with mature trees, a fire pit, a front porch, and a backyard deck, perfect for entertaining or relaxing in a quiet setting. Additional features include hardwood, carpet, and laminate flooring, ceiling fans, built-in bookcases, and all major appliances. The property also benefits from a fenced yard, back lane access, and extra



parking flexibility. Situated in a family-friendly community, this home is close to schools, parks, shopping, transit, and major routes, with Fish Creek Park and Southland Leisure Centre just minutes away. With its flexible layout, suite potential, and prime location, this home offers an exceptional opportunity for both homeowners and investors alike. (id:6289)

Built in 1972

Essential Information

Listing #	A2261054
Price	\$849,900
Bedrooms	5
Bathrooms	5.00
Half Baths	1
Square Footage	1,302
Acres	0.18
Year Built	1972
Type	Single Family
Sub-Type	Freehold
Style	4 Level

Community Information

Address	1804 Braemar Place Sw
Subdivision	Braeside
City	Calgary
Province	Alberta
Postal Code	T2W0Z4

Amenities

Features	See remarks, Back lane
Parking Spaces	2
Parking	Detached Garage, Oversize
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Stove, Dryer, Hood Fan, Window Coverings, Garage door opener
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Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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