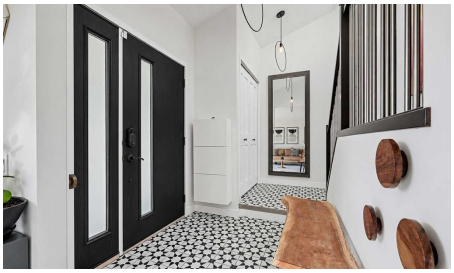
267 Brookgreen Drive SW

Calgary | Active | MLS® A2356981

$719,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1978**	**1,589.05 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

EXTENSIVELY UPDATED BRAESIDE HOME ON A HUGE LOT W/ A MASSIVE BACKYARD! Offering 4 bedrooms, multiple living areas, and a long list of improvements, this home provides generous space inside and out in a quiet Braeside location. Families will also appreciate the functional three-level layout, plus the added benefit of being in the highly regarded Louis-Riel school lottery priority zone. The vaulted foyer makes a welcoming first impression with a soaring ceiling that opens to the upper level and heated tile flooring, leading into a bright sitting room and a formal dining area with a large front window. Across the rear of the home, the living room features a fully tiled, real wood-burning fireplace with a natural gas starter, while sliding glass doors provide direct access to the massive backyard. Connecting these living spaces, the kitchen combines practical storage and workspace with a fresh, contemporary finish, featuring heated tile flooring, quartz countertops, dual-tone cabinetry, tile backsplash, upgraded stainless steel appliances, and a dual stainless-steel sink beneath a large window. A raised bar adds convenient seating while maintaining an open connection to the surrounding living areas. Engineered hardwood flooring continues up the staircase and throughout the upper level, where all three generously sized bedrooms feature closets with built-in shelving and newer, larger windows. The full bathroom is finished with heated tile flooring, a floating vanity, tiled wainscoting, and a fully tiled shower. The developed basement extends the home's living space with a massive recreation room complete with a bar and beverage fridge, creating a versatile area for movie nights, entertaining, or a separate family hangout. A fourth bedroom offers a large egress window and walk-in closet, while the basement bathroom features heated tile flooring, tiled wainscoting, a large vanity with a wood countertop, and a steam shower. Completing this level, the laundry area includes luxury vinyl plank flooring, a Samsung washer and dryer, a laundry sink, and extensive storage. Additional updates include a newer water tank and sump pump. Outside, the expansive lot offers exceptional space for outdoor activities, gardening, and entertaining, with a massive backyard that provides plenty of room to enjoy the outdoors. An oversized single garage adds valuable covered parking and additional storage. Perfect for families, this property is in the coveted Louis-Riel’s lottery priority zone and offers a quick, walkable commute to other highly regarded schools. Parks and playgrounds are abundant in this area. Fish Creek Provincial Park and Glenmore Reservoir are both approximately a 7-minute drive away. The Braeside Community Association, True Blue Swim School and Southland Leisure Centre offer additional recreation options, while Ring Road, Anderson Road and 14 Street provide convenient connections across Calgary.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356981
Bedrooms	4
Bathrooms	3
Year Built	1978
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,589.05 sq. ft.
Main Level Finished Area:	927.34 sq. ft.
Upper Level Finished Area:	661.71 sq. ft.
Below Grade Finished Area:	774 sq. ft.
Acreage:	No
Lot Area:	5,780 sq. ft.
Lot Frontage:	71'3 1/8 "
Front Exposure:	Southwest
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1978 (Age: 48)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	7610644
Heating:	Forced Air

Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Oversized, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Laundry Room
City Quadrant:	Southwest
Community:	Braeside (Calgary)
Appliances:	Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Steam Unit, Garage Control & Garage Remote, Hot Tub (Negotiable)
Restrictions:	None Known
Main Floor	Living Room · 15'9" × 14'4" ·
Main Floor	Kitchen · 11'8" × 10'5" ·
Main Floor	Dining Room · 10'10" × 8'3" ·

Main Floor	Den · 12'8" × 10'11" ·
Upper Level	Bedroom - Primary · 13' × 12' ·
Upper Level	Bedroom · 14'4" × 8'11" ·
Upper Level	Bedroom · 13'3" × 9'6" ·
Basement	Bedroom · 11'1" × 9'10" ·
Basement	Game Room · 13'6" × 11'1" ·
Basement	Game Room · 12'8" × 12'2" ·
Basement	Laundry · 12'3" × 10'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, Dry Bar, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s)
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Yard, Front Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Nov 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/267-brookgreen-drive-sw-calgary-a2356981/

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.