# 36 Bracebridge Crescent SW

Calgary | Active | MLS® A2346192

**$725,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **2** | **1966** | **1,164.4 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX House of Real Estate

# A closer look

Open house October 17,2026 from 1:00PM to 3:00 PM. There is something special about a neighbourhood where people put down roots and stay for years. A place where longtime neighbours become friends, and friends begin to feel like family. Set in just such a community, this thoughtfully updated bungalow offers an easy, comfortable lifestyle for a young couple, a small family, or an empty nester looking for a home that feels both welcoming and wonderfully functional. Renovated and refreshed over the years, the main floor is designed for everyday living and effortless entertaining. Low-maintenance flooring flows through the open-concept kitchen, dining, and living spaces, creating a relaxed sense of connection. The contemporary kitchen is well planned for everything from quiet mornings to lively gatherings, with generous cabinetry, pantry storage, a double-oven gas range, quartz counters, sleek wood hood fan, and a freestanding island with seating. There is plenty of room for more than one cook, while guests can gather comfortably nearby. In the dining area, built-in cabinets with glass doors create the perfect place for a coffee station, cocktail bar, serving pieces, or favourite collections. The spacious primary bedroom feels like a retreat of its own, with room for a sitting area or home office and a walk-in closet. There’s a second bedroom and the main floor bathroom down the hall. Downstairs, the home continues to impress with a large family room and wet bar, a dedicated media room with tiered seating for movie nights, a third bedroom that can easily serve as an office or den, and a bathroom complete with a steam shower. Outside, a covered patio tucked between the house and garage extends the living space through the warmer months, while the lawn and garden beds offer just enough room to enjoy the outdoors without overwhelming upkeep. A playground is just down the street, and schools, parks, Southland Leisure Centre, Fish Creek Provincial Park, and South Glenmore Park are all within easy reach. With convenient access around the city and a true sense of community, this is the kind of home and neighbourhood that makes it easy to stay awhile.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2346192 |
| **Bedrooms** | 3 |
| **Bathrooms** | 2 |
| **Year Built** | 1966 |
| **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:** | Bungalow |
| **Total Living Area:** | 1,164.4 sq. ft. |
| **Main Level Finished Area:** | 1,164.4 sq. ft. |
| **Below Grade Finished Area:** | 992.95 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 6,049 sq. ft. |
| **Lot Frontage:** | 54'11 7/8 " |
| **Front Exposure:** | South |
| **Levels:** | One |
| **Total Rooms Above Grade:** | 5 |
| **Year built:** | 1966 (Age: 60) |
| **Bedrooms:** | 3 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 3772JK |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Stucco, Wood Frame |
| **Structure Type:** | House |

| | |
|---|---|
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Tile, Vinyl Plank |
| **Cooling:** | Central Air |
| **Fireplaces:** | 0 |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Detached, Heated Garage, Insulated, Oversized |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | In Basement |
| **City Quadrant:** | Southwest |
| **Community:** | Braeside (Calgary) |
| **Appliances:** | Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | None |
| **Restrictions:** | None Known |
| **Main Floor** | Kitchen · 14'9" × 10'4" · |
| **Main Floor** | Dining Room · 11'3" × 10'4" · |
| **Main Floor** | Living Room · 18'3" × 15'5" · |
| **Main Floor** | Bedroom - Primary · 22'8" × 12'8" · |
| **Main Floor** | Walk-In Closet · 5'6" × 4'9" · |
| **Main Floor** | Bedroom · 11'4" × 9'11" · |
| **Basement** | Media Room · 20' × 13' · |
| **Basement** | Family Room · 19'8" × 13' · |
| **Basement** | Furnace/Utility Room · 12'4" × 10'6" · |

| | |
|---|---|
| **Basement** | Bedroom · 11'10" × 10'5" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths |
| **Interior Features:** | Breakfast Bar, Built-in Features, Closet Organizers, French Door, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar |
| **Exterior Features:** | Private Yard |
| **Patio And Porch Features:** | Patio |
| **Lot Features:** | Back Lane, Back Yard, Landscaped, Lawn |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone S |
| **Zoning:** | R-CG |
| **Listed Date:** | Sep 18, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/36-bracebridge-crescent-sw-calgary-a2346192/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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