

43 Brampton Crescent SW
Calgary, Alberta

MLS # A2167019



\$549,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,368 sq.ft.	Age:	1966 (58 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Shed

This Spacious Bungalow is located on a large Lot in the highly sought after community of Braeside and comes with 3 beds, 1.5 baths plus an oversized heated double garage. The main floor consists of a large front entry that opens onto a spacious living room with vaulted ceilings, big windows plus a separate dining area. The kitchen offers newer appliances, plenty of cupboard/counter space and grants access to a future back deck. The master bedroom comes with a 3pc ensuite plus a good sized walk-in closet. two additional bedrooms and a 4pc bath complete the main level. The basement is partially developed with a large laundry area plus framework completed for a family room/extra bedrooms. The exterior is fully fenced/landscaped and comes with a shed plus an oversized heated double detached garage with its own electrical panel box. Additional bonuses include: HE furnace and hot water tank (2023), roof (2012) plus extra space for RV parking with back alley access. Located close to schools, parks, City Transit, shopping/restaurants and easy access to main roadways. This home needs some TLC/Renovations to make it the GEM it can be.