

# \$599,000 - 116 Braxton Place Sw, Calgary

MLS® #A2217082

**\$599,000**

4 Bedroom, 3.00 Bathroom, 1,102 sqft  
Residential on 0.14 Acres

Braeside., Calgary, Alberta

Step into this updated and lovingly cared-for four-level split, offering space, style, and comfort for the whole family.

This cherished home has seen numerous updates over the years and is ready for its next chapter. As you step inside, youâ€™re greeted by the stylish main level, fully renovated in 2013. The heart of the home is the modern kitchen, featuring contemporary cabinetry, elegant quartz countertops, a striking tile backsplash, and high-quality stainless steel appliances, including a double oven and a sleek hood fan. A functional mudroom just behind the kitchen provides access to a private deck and a convenient two-piece bathroomâ€”ideal for guests.

The open-concept layout offers great flow for hosting, with space for two stools at the counter for casual dining or conversation.

Upstairs, youâ€™ll find three comfortable bedrooms and an updated five-piece bathroom. The lower level features a spacious living room, perfect for relaxing by the cozy fireplace, along with a fourth bedroom and a combined laundry/mechanical room for added convenience.

The basement is a flexible space that can easily be adapted to suit your needs. Whether used as a playroom, games room, or additional bedroom, it also includes a full



bathroom and a large storage room.

Outside, the sunny lot is complemented by an oversized single garage and an additional parking stall off a paved back alley. This home has seen several key upgrades over the years, including a new roof in 2013, gutters and downspouts in 2012, an updated electrical panel, new interior passage doors, mostly updated windows in 2013, a new fence in 2023, a high-efficiency furnace in 2013, a new hot water tank in 2025, and a new garage door installed in 2025.

Don't miss your chance to own this well-loved, move-in-ready home in a family-friendly neighborhood.

Built in 1971

**Essential Information**

MLS® #	A2217082
Price	\$599,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,102
Acres	0.14
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	116 Braxton Place Sw
Subdivision	Braeside.
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2W1C8

### Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	6
Zoning	R-CG

### Listing Details

Listing Office	eXp Realty
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