

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

MLS® #A2261054

\$849,900

5 Bedroom, 5.00 Bathroom, 1,302 sqft

Residential 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 850 sqft 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.

Built in 1972

Essential Information

MLS® #	A2261054
Price	\$849,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,302
Acres	0.18
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	1804 Braemar Place Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0Z4

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Oversized

of Garages 2

Interior

Interior Features Ceiling Fan(s), Separate Entrance, Bookcases
Appliances Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Living Room, Wood Burning
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Fire Pit
Lot Description Back Lane, Corner Lot, See Remarks, Irregular Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 2nd, 2025
Days on Market 33
Zoning R-1

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.