

\$749,998 - 151 Brookgreen Drive Sw, Calgary

MLS® #A2245365

\$749,998

4 Bedroom, 3.00 Bathroom, 1,171 sqft

Residential on 0.14 Acres

Braeside., Calgary, Alberta

Exceptional Location & Unmatched Value in Braeside Estates!

Discover this fully upgraded, timeless 4-level split with over 2200 SQFT of Living Space , nestled on a private corner lot in one of Calgary's most established communities. This sun-filled home is designed to impress, featuring soaring vaulted ceilings, hand-scraped African Taun hardwood, and a custom chef's kitchen with rich oak millwork, granite countertops, an island, and a 48" gas range with Viking hood.

With four spacious bedrooms and three full bathrooms, this home offers space for the whole family, including a generous primary suite with private ensuite. The walkout basement includes a separate entrance and full kitchen, ideal for multigenerational living or rental income.

Comfort meets efficiency with a high-efficiency modular furnace, heat pump, central A/C, and triple-pane gas-permeable windows. The exterior features durable James Hardie siding with cedar shake accents, and the oversized double garage is EV-ready with a 50A breaker and Level 2 charger.

Step outside to a west-facing pressure-treated deck and a professionally landscaped yard, perfect for relaxing or entertaining.

Located within walking distance to Southland Leisure Centre, Glenmore Reservoir, the Bow



River Pathway, and top-rated schools like Braeside Elementary, John Ware Junior High, and Henry Wise Wood High School (with IB & GATE programs), this move-in ready home combines luxury, functionality, and lasting value in a highly sought-after neighborhood.

Built in 1977

Essential Information

MLS® #	A2245365
Price	\$749,998
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,171
Acres	0.14
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	151 Brookgreen Drive Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2W4

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Concrete Driveway, Double Garage Detached, Garage Faces Front, Oversized
# of Garages	2

Interior

Interior Features	Granite Counters, Vaulted Ceiling(s)
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Appliances	Central Air Conditioner, Dishwasher, Gas Range, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Heat Pump
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Corner Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
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