

\$409,900 - 101, 740 Bracewood Drive Sw, Calgary

MLS® #A2108259

\$409,900

3 Bedroom, 2.00 Bathroom, 944 sqft

Residential on 0.00 Acres

Braeside, Calgary, Alberta

Welcome to this beautifully renovated townhome in a pet-friendly complex in Braeside. Outside offers a nicely landscaped area with a good mix of grass, patio and flower beds as well as being fully fenced in (great for pets & kids). Inside this heavily renovated 3 bed 1.5 bath you will find a new kitchen complete with quartz counter tops and plenty of cupboard space, brand new stainless steel appliances with 1yr warranty brand new vinyl plank flooring, new lights fixtures, plumbing faucets, etc. The main floor powder room is convenient and great for guests and is also fully updated. Upstairs you will find a massive primary bedroom with a large closet complete with built ins. 2 more bedrooms and a fully renovated 4-piece bathroom complete the upper level. The lower level is fully developed with ample space for rec room + games area/play space and has brand new carpet. Freshly painted home including doors, banisters and trim and new carpet flooring with brand new washer and dryer. The complex has recently upgraded all vinyl fencing, windows & doors (May 2023) and roof. The unit comes with 1 parking stall and able to rent additional parking spots for 25-35\$ a month. The Braeside community is one of the best locations for commuters and anyone looking for all your amenities around them. You will be within 5 minutes of Southland Leisure Center, within walking distance of parks, schools, off-leash dog parks, and dining options. 10 minutes to Fish Creek Park, South Center



Mall, and the Canyon Meadows Aquatic & Fitness Centre. Only a 15-minute drive to the Glenmore Reservoir. Not to mention the proximity to transit ensures easy access to various destinations. Call your favorite Realtor and book a showing before this one is gone!

Built in 1978

Essential Information

MLS® #	A2108259
Price	\$409,900
Sold Price	\$435,291
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	944
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	101, 740 Bracewood Drive Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3N3

Amenities

Amenities	Parking, Snow Removal
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Recessed Lighting, Stone Counters
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 15th, 2024
Date Sold	February 25th, 2024
Days on Market	8
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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