

\$599,900 - 264 Bracewood Road Sw, Calgary

MLS® #A2125351

\$599,900

4 Bedroom, 2.00 Bathroom, 1,024 sqft

Residential on 0.11 Acres

Braeside, Calgary, Alberta

Fantastic opportunity to live in a great neighborhood! This fully developed 3 +1 bedroom Bungalow is in a good location with no neighbors behind. The main floor features an open concept with a large living with a corner gas fireplace, galley style kitchen with views into the backyard, 3 good sized bedroom and a full 4pc bathroom. The lower level was previously an illegal suite and has lots of potential with a separate entrance, bedroom, den, bathroom, wet bar area (kitchen rough in in place) sprinkler system already installed and a free standing wood burning fireplace. There is plenty of additional storage in the shared laundry room and the mechanical room. Oversized 2 car detached garage great for multiple vehicles or as a shop and still plenty of room for additional parking on the driveway. The main level was recently updated and includes new windows, kitchen, bathroom, flooring, paint, lighting, interior doors, base & casing. Roof was also recently replaced. All this on a fully fenced and landscaped lot with plenty of room for kids or to entertain and enjoy the warm weather ahead. Just move in and enjoy!

Built in 1977

Essential Information

MLS® # A2125351

Price \$599,900



Sold Price	\$585,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,024
Acres	0.11
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	264 Bracewood Road Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3C1

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Driveway, Garage Door Opener, Oversized

Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 22nd, 2024
Days on Market	27
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Charles
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