

\$499,000 - 624 Bracewood Drive Sw, Calgary

MLS® #A2126409

\$499,000

4 Bedroom, 2.00 Bathroom, 989 sqft

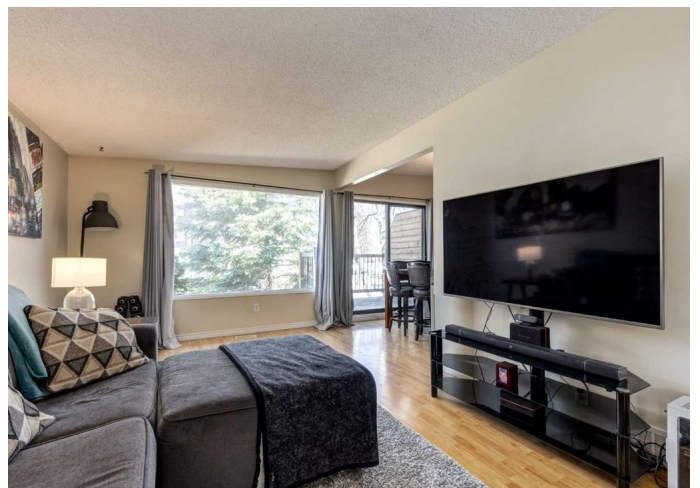
Residential on 0.09 Acres

Braeside, Calgary, Alberta

**DON'T MISS OUT ON THIS RARE GEM
IN DESIRABLE SW COMMUNITY!**

Welcome to 624 Braeside Drive with 4 LARGE and sunny bedrooms, 2 full bathrooms, and 1800+ total square feet of developed living space, you will not find a more functional home! This property is ideal for a growing family, a first-time home-buyer, or an investor looking for a perfect long-term rental. It has been well-maintained over the years, with many of the major upgrades already complete, including new shingles (2021) and fence (2019), front porch (2020), and hot water tank (2020), etc. It features durable laminate and tile flooring in the main living spaces, and the carpets in the bedrooms and on the stairs were all replaced recently.

As you enter the home, you are welcomed into the main floor living-dining area and kitchen, with an adjacent front porch and sliding patio doors off the dining room. The kitchen is well laid-out and fully equipped, and the whole main floor is spacious enough to provide a large entertaining area with flexible functionality. Up a few steps, you will find two spacious south-facing bedrooms including the extra large primary, the main bathroom in close proximity, and a walk-in pantry/storage closet. If you head downstairs, you will be greeted by two additional bright and spacious bedrooms with large south-facing windows and a second full bathroom. Down another level



you will be welcomed by a second spacious living area that is fully developed and just waiting to be used as a cozy space for the family, for a hobby-room, and/or a play-room for the kids to run around. This level also features additional space for storage and a separate room that functions as a shop-area, utility room, and laundry room.

The property offers a paved front driveway with off-street parking for two vehicles. You will also be delighted by the large, sunny, south-facing back-yard, including a separate dedicated area for a dog-run (if needed), a shed, and a spacious back deck. The established flower-beds and firepit area make the yard a lovely place to enjoy sunny afternoons and evenings. The home is situated on a quiet street within walking distance to local shops and restaurants, bus-stops, schools, and parks. It is a quick 20-minute commute to downtown Calgary, but also provides easy access to the new ring-road and close proximity to the mountains for those who want to escape the city life on the weekend.

Whether you are looking to make this place your own cozy home, or seeking to provide a quality rental opportunity this property is a must-see!

Built in 1977

Essential Information

MLS® #	A2126409
Price	\$499,000
Sold Price	\$485,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	989

Acres	0.09
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Sold

Community Information

Address	624 Bracewood Drive Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W3C7

Amenities

Parking Spaces	2
Parking	Asphalt, Driveway, Off Street, On Street, Parking Pad, Shared Driveway

Interior

Interior Features	High Ceilings, Laminate Counters, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial, Partially Finished

Exterior

Exterior Features	Dog Run, Fire Pit, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Lawn, No Neighbours Behind, Paved, Rectangular Lot
Roof	Shingle, Tar/Gravel
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 25th, 2024

Days on Market	30
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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