

\$400,000 - 74, 740 Bracewood Drive Sw, Calgary

MLS® #A2129434

\$400,000

2 Bedroom, 2.00 Bathroom, 1,026 sqft

Residential on 0.00 Acres

Braeside, Calgary, Alberta

Hey there, house hunters! Get ready to fall head over heels for this gem of a property located in Braeside!

Step into this bright and open space and let the sunshine in! With 2 bedrooms and 1.5 bathrooms, this place is just waiting to become your cozy sanctuary. And let me tell you, it's been upgraded to the nines! We're talking all-new vinyl windows throughout, fresh paint, and a kitchen that's seen a great refresh with upgraded granite counters, cupboards, and stainless steel appliances. Even the bathrooms have had a glow-up with matching granite counters and upgraded fixtures! The fully developed basement is a movie buff's dream space and comes equipped with a private den or office space for the work from home types.

Now, here's the kicker " that larger bedroom upstairs? It's so roomy, you could easily convert it back into a third bedroom if you're feeling fancy. Flexibility at its finest!

Outside you'll find your own large private front patio area with custom stone flowerbeds and plenty of space for your outdoor living furniture and barbeque.

And let's talk location, folks. This place comes with an assigned parking stall, so no more circling the block like a vulture trying to



snag a spot. Plus, itâ€™s conveniently situated within walking distance to shops, transit, and basically everything you could ever need. Who needs a car when you've got everything right at your doorstep?

This turnkey property is like the gift that keeps on giving. It's perfect for first-time buyers looking to dip their toes into the real estate game, young families in need of a nest, or really anyone on the hunt for a shiny new space to call home.

So, what are you waiting for? Donâ€™t miss out on this opportunity to snag your slice of real estate heaven. Get in touch with your favourite real estate agent today before someone else snatches up this dreamy property!

Built in 1978

Essential Information

MLS® #	A2129434
Price	\$400,000
Sold Price	\$432,100
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,026
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	74, 740 Bracewood Drive Sw
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Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W2N3

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Guest, Off Street, Paved, Stall

Interior

Interior Features	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Low Maintenance Landscape, Level
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 17th, 2024
Days on Market	8
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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