

\$649,900 - 960 Bracewood Rise Sw, Calgary

MLS® #A2134888

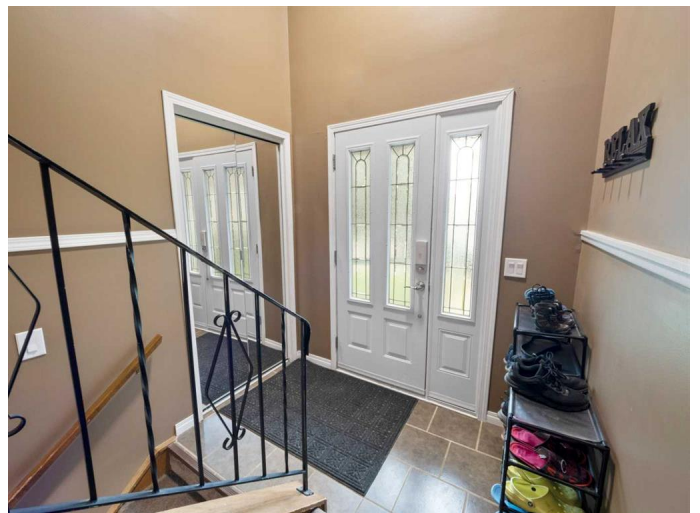
\$649,900

4 Bedroom, 2.00 Bathroom, 1,054 sqft

Residential on 0.11 Acres

Braeside, Calgary, Alberta

OPEN HOUSE Saturday & Sunday 1:30 to 4:30 pm Welcome to the highly sought after community of Braeside, you'll love the convenience of being close to school, shopping centres, playgrounds and bus stops making commuting a breeze. This spacious home is a canvas waiting for you to move in, perfect for those who love having their own spaces and making additional income from renting out the basement. The main floor boasts a spacious kitchen, perfect for storing all your cooking essentials, dining room and a bright and cozy living room with a fireplace. Additionally, there are two good-sized bedrooms and a large 4pc bathroom. Step outside and you will find a fenced west facing backyard. ensuring plenty of natural light, providing a safe place for kids to play, or can be used to store a trailer/RV/fishing boat, ample amount of deck space, where you can relax and enjoy the outdoors, perfect for summer barbecues and gatherings with friends and family. The basement is fully developed and includes a kitchen, Family/living room, and two more good sized bedrooms, storage spaces, and laundry room. An oversized double garage, offering ample space for parking and storage is finished, heated and a mechanic or handyman's dream. This home has been well-maintained, recently updated all the lighting fixtures, added a new air conditioner unit and irrigation system. Don't miss out to be on a quiet street in a lovely area of Braeside!



Built in 1977

Essential Information

MLS® #	A2134888
Price	\$649,900
Sold Price	\$620,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,054
Acres	0.11
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	960 Bracewood Rise Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2w3c9

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage, Off Street, RV Access/Parking

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning

Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	June 16th, 2024
Days on Market	18
Zoning	RC-1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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