

\$379,900 - 76, 740 Bracewood Drive Sw, Calgary

MLS® #A2139060

\$379,900

3 Bedroom, 2.00 Bathroom, 993 sqft

Residential on 0.00 Acres

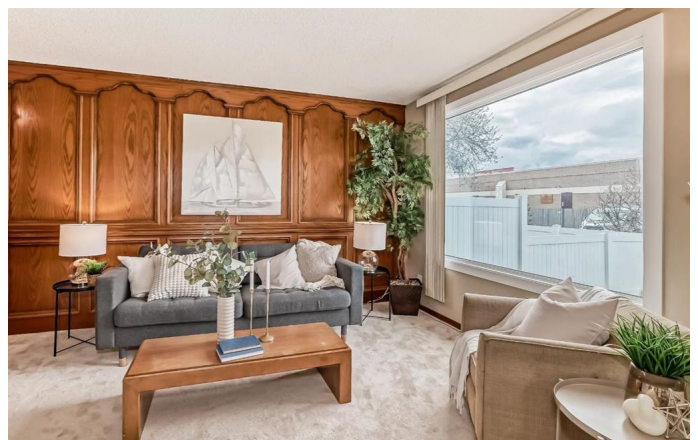
Braeside, Calgary, Alberta

PERFECT FOR FIRST TIME

HOME BUYERS!! Charming 3 bedroom end-unit townhome! Nestled in the well maintained, pet friendly Braemeadows complex, this home boasts old world charm with a touch of earthy vibes! The main level offers a spacious living room, a convenient 2-piece bath & updated kitchen. The heart of the home features an eat-in dining area adorned with custom built-ins and a new induction oven. Moving to the upper level you'll discover 3 bedrooms including a primary suite with dual closets. Heading down to the finished basement where a perfect family theatre or game room awaits, finished with ample storage space, washer/dryer and utility room. Outside a fully fenced front yard awaits with a large deck and grassy area offering a private outdoor space. Located within walking distance of shops, cafes, transit options, this idyllic haven is positioned between the scenic Fish Creek Park and Glenmore Park. The complex boasts a private park and playground. The condo board has recently completed roof replacements and exterior fencing upgrades. Interior updates include new windows, new carpet gracing the main and upper floors and recently updated bathrooms. Seize the opportunity to make this sanctuary your own—call today!

Built in 1978

Essential Information



MLS® #	A2139060
Price	\$379,900
Sold Price	\$390,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	993
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	76, 740 Bracewood Drive Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3N3

Amenities

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

Interior

Interior Features	Built-in Features, Closet Organizers, Laminate Counters, See Remarks, Storage
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 14th, 2024
Days on Market	8
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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