

\$379,900 - 41, 740 Bracewood Drive Sw, Calgary

MLS® #A2154324

\$379,900

2 Bedroom, 2.00 Bathroom, 939 sqft

Residential on 0.00 Acres

Braeside, Calgary, Alberta

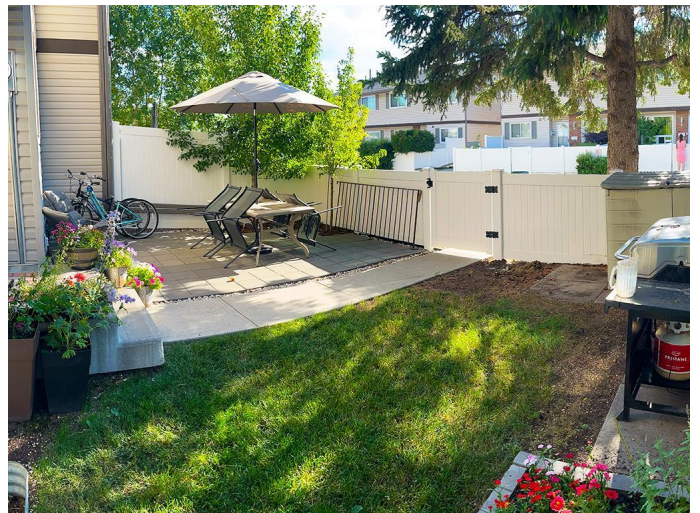
Welcome to this stunning, two-storey townhouse, nestled in the vibrant heart of Braeside. This immaculate non-smoking gem is just steps away from top-rated schools and bustling shopping centers. With a bright and airy feel, thanks to new windows installed in fall of 2021, this home is a true standout.

Step inside to find a host of luxurious updates, including sleek new luxury laminate flooring and a modern kitchen complete with elegant granite countertops and brand-new appliances. Upstairs, you'll be greeted by two generously sized bedrooms, each featuring fresh, contemporary flooring. The updated full bathroom on this level exudes modern charm and functionality.

The lower level offers an expansive, finished basement—perfect for a recreation room or additional living space. The convenient laundry room, equipped with a new washer and dryer, makes chores a breeze.

Outside, enjoy your very own private oasis with a large patio and a meticulously maintained, tree-lined yard exclusively for your use.

Don't miss out on this fantastic opportunity to make this house your home. Schedule your showing today and envision the endless possibilities that await you. Thank you for considering this exceptional property!



Built in 1978

Essential Information

MLS® #	A2154324
Price	\$379,900
Sold Price	\$373,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	939
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	41, 740 Bracewood Drive Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3N3

Amenities

Amenities	Playground
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Closet Organizers, Granite Counters, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Playground
Lot Description	Paved, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2024
Date Sold	August 12th, 2024
Days on Market	10
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Canyon Creek
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