

# \$440,000 - 63, 740 Bracewood Drive Sw, Calgary

MLS® #A2159565

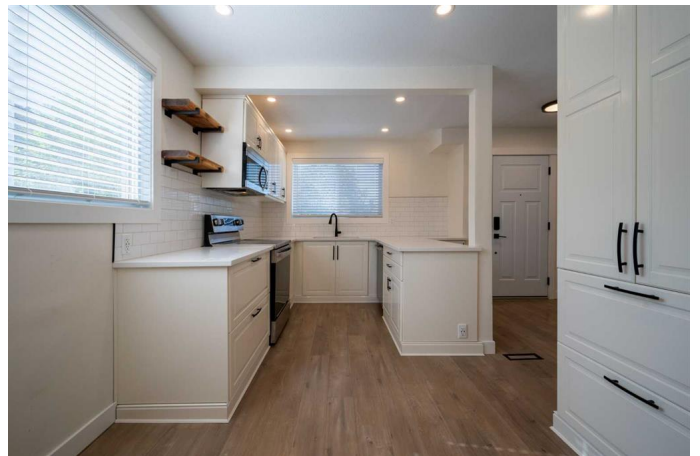
**\$440,000**

4 Bedroom, 3.00 Bathroom, 1,047 sqft

Residential on 0.00 Acres

Braeside, Calgary, Alberta

**\*Open House Saturday 11:30-1:30\*** Welcome to this beautifully renovated townhome in the pet-friendly complex of Braeside. This outstanding one of a kind unit in the complex is situated on a quiet green park with large fenced yard with low maintenance shale rock patio and grass area great for kids or pets. Inside, this extensively renovated 4-bedroom with legal egress basement window, 2.5-bath home has been renovated from top to bottom including a new kitchen with quartz countertops, ample cupboard space including large built in pantry & bench seating, stainless steel appliances with waterproof laminate flooring flowing throughout the entire unit, updated light fixtures, and plumbing faucets. The main floor includes a convenient and fully updated powder room with gorgeous wainscoting for guests and a welcoming living room with a beautiful wood burning fireplace to cozy up and entertain around. Upstairs, you'll find a spacious primary bedroom with a large closet featuring built-in organizers, two additional bedrooms, and a fully renovated 4-piece bathroom. The lower level is fully developed, offering a large 4th bedroom with its own 4 piece ensuite or what could be used as a function rec room & den for those who work from home. The complex has recently upgraded its vinyl fencing, windows, doors (May 2023), and roof. This unit includes one parking stall, with the option to rent additional stalls. Braeside is an excellent location for commuters and those seeking convenient



access to amenities. You're within five minutes of the Southland Leisure Center, within walking distance to parks, schools, off-leash dog parks, and dining options, and just 10 minutes from Fish Creek Park, South Center Mall, and the Canyon Meadows Aquatic & Fitness Centre. The Glenmore Reservoir is only a 15-minute drive away. Proximity to Stoney Trail offers quick access to commuting around the city and easy access to transit ensures easy access to various destinations.

Built in 1978

**Essential Information**

MLS® #	A2159565
Price	\$440,000
Sold Price	\$420,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,047
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

**Community Information**

Address	63, 740 Bracewood Drive Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3N3

**Amenities**

Amenities	Park, Parking, Playground, Visitor Parking
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Parking Spaces	1
Parking	Stall

## Interior

Interior Features	Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, Level
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 21st, 2024
Date Sold	October 11th, 2024
Days on Market	51
Zoning	M-C1 d100
HOA Fees	0.00

## Listing Details

Listing Office	Charles
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