# \$650,000 - 131 Bracewood Road Sw, Calgary

MLS® #A2250487

## \$650,000

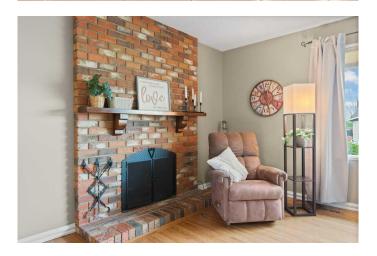
4 Bedroom, 3.00 Bathroom, 1,154 sqft Residential on 0.12 Acres

Braeside., Calgary, Alberta

Welcome to 131 Bracewood Road in the beautiful SW community of Braeside. This beautifully maintained and updated 4 bedroom, 2.5 bathroom bungalow is nestled on a quiet street. Beautiful mature landscaping is evident in the front and rear of the home adding plenty of curb appeal. Step inside to an inviting foyer and an open-concept living space, highlighted by a cozy brick facing wood-burning fireplaceâ€"perfect for colder evenings. The well appointed kitchen boasts updated stainless steel appliances, large island with breakfast bar, double wide sink with a window that overlooks your backyard oasis an ideal setup for both everyday living and entertaining. A dining area off the kitchen ensures there's plenty of room for gatherings. The main level features 3 generous bedrooms. including a primary suite with a private 2 piece ensuite, and a full bathroom. The fully finished basement with BRAND NEW FLOORING adds versatility with a 4th bedroom, a 3 piece bathroom, a large rec room with dry bar, a dry SAUNA, and plenty of space for a home gym, guest retreat, or play area. Step outside to your west-facing stamped concrete patio and bask in the sun, entertain in the lush, mature backyardâ€"a true oasis with plenty of room for outdoor enjoyment and even extra parking for an RV. The double detached garage is perfect for the hobbyist or those needing extra storage or workspace. A paved back alley adds even more convenience. Braeside is a family-friendly community with easy access to







Fish Creek Park, schools, shopping, transit, and just a short commute to downtown. Don't miss your chance to own this move-in ready bungalow in one of Calgary's most desirable neighbourhoodsâ€"schedule your private viewing today!

Built in 1977

#### **Essential Information**

MLS® # A2250487 Price \$650,000

Bedrooms 4

Bathrooms 3.00 Full Baths 2 Half Baths 1

Square Footage 1,154

Acres 0.12
Year Built 1977

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 131 Bracewood Road Sw

Subdivision Braeside.
City Calgary
County Calgary
Province Alberta
Postal Code T2W 3B9

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached, RV Access/Parking

# of Garages 2

#### Interior

Interior Features Bar, Breakfast Bar, Kitchen Island, Laminate Counters, Sauna, See

Remarks, Storage

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer, Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden, Other

Lot Description Back Lane, Back Yard, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed August 22nd, 2025

Days on Market 69

Zoning R-CG

# **Listing Details**

Listing Office eXp Realty

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