

\$596,800 - 968 Bracewood Rise Sw, Calgary

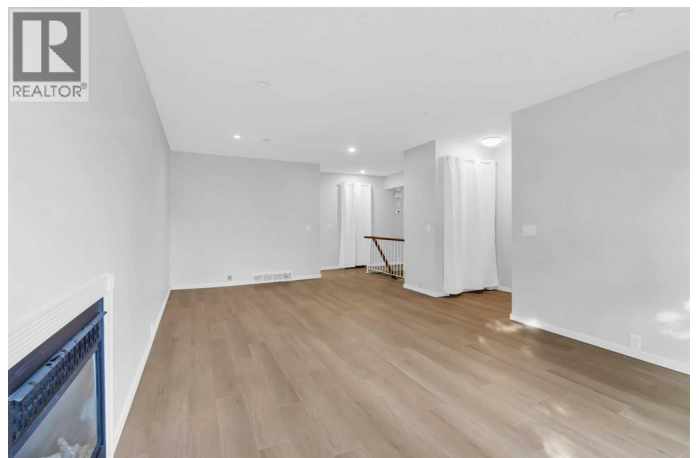
MLS® #A2259125

\$596,800

3 Bedroom, 3.00 Bathroom, 1,138 sqft
Single Family on 0.11 Acres

Braeside, Calgary, Alberta

**** Open House Saturday, October 11th from 2pm - 4:30pm! **** Welcome to 968 Bracewood Rise SW – a beautifully updated bungalow that’s move-in ready and perfect for first-time buyers, families, downsizers, or investors! This charming detached home has been freshly painted and boasts major updates: renovated kitchen (2017), updated main floor bath (2020), brand-new flooring (2025), newer windows (2018), asphalt roof (2015), stainless steel appliances including a 2024 fridge and 2023 Bosch dishwasher, a one-month-old hot water tank, brand-new backflow valve, sump pump, washer and dryer, plus all screens replaced in July 2025. To top it off, the furnace had routine maintenance by HVAC Furnace Company just last week! The bright main floor offers 3 bedrooms, 1.5 baths, and a spacious layout. The fully finished basement (with permit in 2015) adds tremendous value with a full bath, a large bedroom with egress window, a versatile den (potential 5th bedroom), and a generous family space. Perfect for extended family, a nanny, older children, or even income potential (illegal suite/or a secondary suite would be subject to approval and permitting by the city/municipality). This basement had previously a mini-kitchen in this area, and all rough-ins remain in place – ready for you to create a bar-style or mini-kitchen to suit your needs. Outside, enjoy a sunny southwest-facing backyard with mature trees, perennials, and a playset – ideal for kids,



pets, or entertaining. With back-alley access, there's plenty of room to build your dream garage. This home truly checks all the boxes: stylish updates, functional living, and excellent investment potential. Don't miss your chance – book your private showing today and start your next chapter in Braeside!
(id:6289)

Built in 1979

Essential Information

Listing #	A2259125
Price	\$596,800
Bedrooms	3
Bathrooms	3.00
Half Baths	2
Square Footage	1,138
Acres	0.11
Year Built	1979
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	968 Bracewood Rise Sw
Subdivision	Braeside
City	Calgary
Province	Alberta
Postal Code	T2W3C9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane
Parking Spaces	1
Parking	None, See Remarks, Street

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Window Coverings
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Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Realty Professionals



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Listing information last updated on October 12th, 2025 at 9:31pm PDT