

# \$725,000 - 972 Bracewood Rise Sw, Calgary

MLS® #A2260191

**\$725,000**

5 Bedroom, 3.00 Bathroom, 1,229 sqft  
Single Family on 0.12 Acres

Braeside, Calgary, Alberta

Fully renovated bungalow offering over 2,300 sq. ft. of developed living space in the heart of Braeside. This home has been extensively updated with all new PEX plumbing throughout, a new kitchen with quartz countertops and stainless steel appliances, fully renovated bathrooms, new flooring, fresh paint, updated lighting and much more! The main floor provides over 1,220 sq. ft., featuring 3 bedrooms and 2 full bathrooms in a bright, open layout and MAIN FLOOR LAUNDRY. The lower level has a SEPERATE entrance and includes an illegal suite with an additional 1,120 sq. ft., complete with 2 bedrooms, 1 bathroom, a second kitchen, large living room and it's own laundry. The oversized 23.3 ft x 23.5 ft detached garage is heated with natural gas, making it ideal for year-round comfort. Conveniently located less than 5 km from Costco, Stoney Trail, and major shopping amenities, with schools, parks, and transit nearby. A turnkey property with excellent flexibility for families or investors. (id:6289)

Built in 1979

## Essential Information

Listing #	A2260191
Price	\$725,000
Bedrooms	5
Bathrooms	3.00
Square Footage	1,229



Acres	0.12
Year Built	1979
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	972 Bracewood Rise Sw
Subdivision	Braeside
City	Calgary
Province	Alberta
Postal Code	T2W3C9

### Amenities

Features	Back lane, PVC window, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Oven - Electric, Range - Electric, Dishwasher, Garage door opener, Washer/Dryer Stack-Up
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Basement	Suite

### Exterior

Exterior	Brick, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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