

\$649,900 - 488 Bracewood Crescent Sw, Calgary

MLS® #A2261944

\$649,900

5 Bedroom, 3.00 Bathroom, 1,040 sqft

Single Family on 0.10 Acres

Braeside, Calgary, Alberta

Rare location backing onto a park that features a brand new playground! Located in a quiet cul-de-sac, this unique 3 bedroom bungalow features an opportunity to live or rent up, as the lower level has a "LEGAL" 2 bedroom suite! The main level is inviting and spacious, with its large living room and 3 bedrooms, plus 2 bathrooms! The updated kitchen overlooks the stunning backyard, garden and deck. Enjoy the sunny west-facing composite oversized deck from both the dedicated dining space and the primary bedroom (a retractable awning gives shade). The master suite has patio doors that lead onto the sunny deck and it also has an ensuite bathroom. Main floor laundry is another unique feature. The Legal basement suite showcases 2 bedrooms, a full kitchen and large living room / full bathroom. New carpet and Luxury Vinyl Plank flooring. Separate washer and dryer for suite. Newer furnace and hot water tank, new electrical panel! The garage is heated and provides a workshop area. Paved alley. This home is close to all amenities including restaurants, services, Southland Leisure Centre, schools and parks. With easy access to Stoney Trail and 14th street, you are close to amenities in any direction. **This home attracts tenants - superb location, close to all amenities and "on the park"! (id:6289)

Built in 1977

Essential Information



Listing #	A2261944
Price	\$649,900
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	1,040
Acres	0.10
Year Built	1977
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	488 Bracewood Crescent Sw
Subdivision	Braeside
City	Calgary
Province	Alberta
Postal Code	T2W3B8

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Dishwasher, Stove, Dryer, Microwave, Hood Fan, Garage door opener
Heating	Forced air
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Suite

Exterior

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office

eXp Realty



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