

# \$715,000 - 131 Bracewood Road Sw, Calgary

MLS® #A2223754

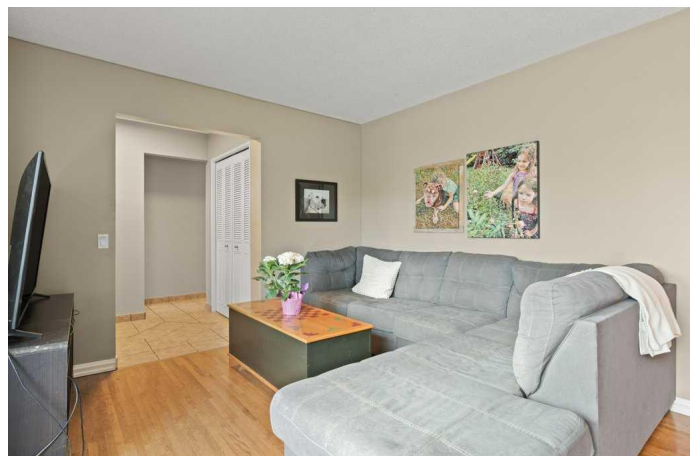
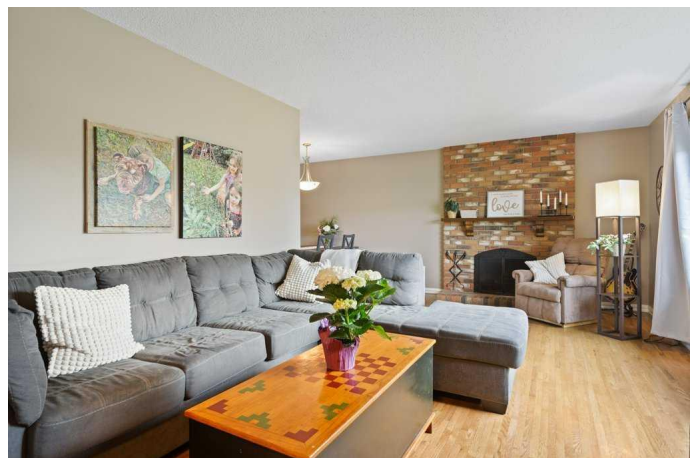
**\$715,000**

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 fireplace—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 adds versatility with a 4th bedroom, a 3 piece bathroom, a large rec room with dry bar, a wood 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 evening sun, entertain in the lush, mature backyard—a true oasis with plenty of room for outdoor enjoyment and even RV parking. 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 neighbourhoods"schedule your private viewing today!

Built in 1977

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2223754    |
| Price          | \$715,000   |
| 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 |
| # of Garages   | 2                      |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bar, Breakfast Bar, Kitchen Island, Laminate Counters, See Remarks, Storage, Sauna |
|-------------------|--|

|                 |   |
|-----------------|---|
| 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    | May 22nd, 2025 |
| Days on Market | 10             |
| Zoning         | R-CG           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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