

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

MLS® #A2223754

**\$715,000**

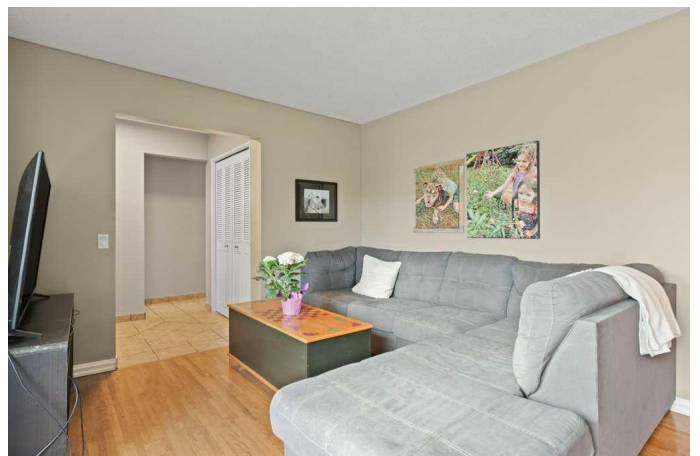
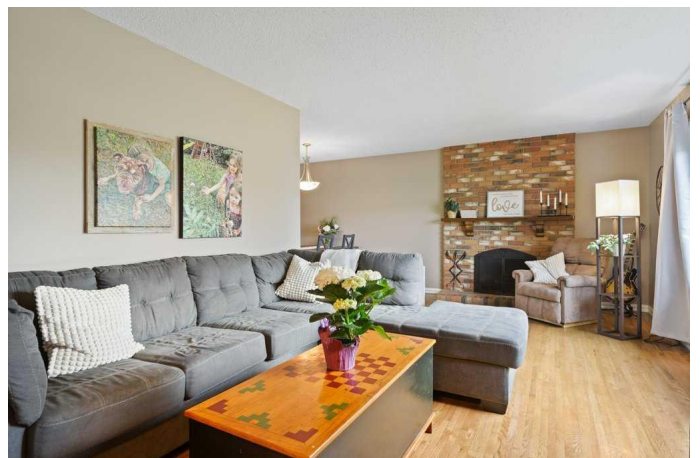
4 Bedroom, 3.00 Bathroom, 1,154 sqft

Residential on 0.12 Acres

Braeside., Calgary, Alberta

OPEN HOUSE SATURDAY & SUNDAY JUNE 14/15 2-4PM!!!! \*\*BACK ON MARKET DUE TO FINANCING\*\* QUICK POSSESSION AVAILABLE & SELLERS ARE MOTIVATED!

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, 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	May 22nd, 2025
Days on Market	29
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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