

# **\$650,000 - 131 Bracewood Road Sw, Calgary**

MLS® #A2250487

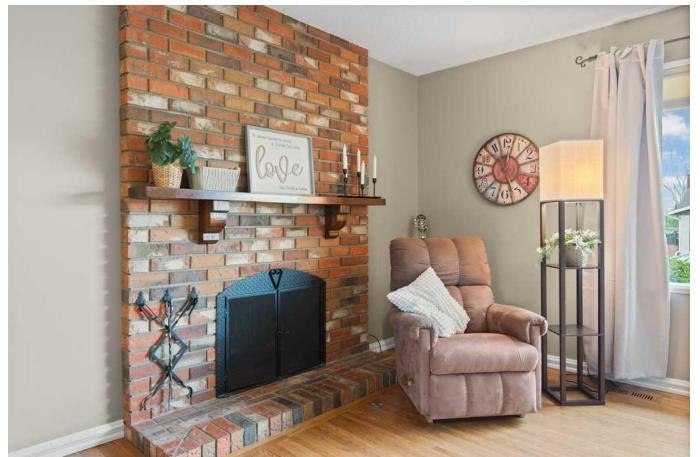
## **\$650,000**

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 with BRAND NEW FLOORING adds versatility with a 4th bedroom, a 3 piece bathroom, a large rec room with dry bar, a dry 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 sun, entertain in the lush, mature backyard—a true oasis with plenty of room for outdoor enjoyment and even extra parking - for an RV. 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® #         | A2250487    |
| Price          | \$650,000   |
| 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, RV Access/Parking |
| # 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    | August 22nd, 2025 |
| Days on Market | 79                |
| Zoning         | R-CG              |

## Listing Details

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

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