12 740 Bracewood Drive SW

Calgary | Active | MLS® A2340835

$319,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1978**	**1,054.34 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Skyrock

A closer look

Great value! Well-priced (under tax assessment value $349,000) for a quick sale , very flexible possession date - an excellent opportunity for first-time buyers. The main floor features a spacious living room with a cozy wood-burning fireplace, perfect for cold evenings or a romantic night in. A large east-facing picture window overlooks your fenced yard and the central green space, bringing in beautiful morning sun. A convenient 2-piece bathroom completes the main level. The bright kitchen offers a generous eating area, ideal for enjoying your morning coffee. Upstairs, you'll find two spacious bedrooms with great closet space and a 4-piece bathroom. The fully developed basement provides even more living space with a comfortable family room, laundry area, and a huge storage room. This well-managed complex has a healthy reserve fund, water included in the condo fees, and low utility bills - all big advantages for first-time homeowners. Parking stall #108 is located just steps away in front of the unit, with plenty of visitor parking close by. Braemeadows is close to everything you need: schools, shopping, golf, parks, and everyday conveniences. It's just a two-minute walk to Tim Hortons, shops, restaurants, and a walk-in medical clinic. A short drive brings you to Costco, Southland Leisure Centre, Braeside Elementary School, and Fish Creek Park. A fantastic starter home - book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340835
Bedrooms	2
Bathrooms	2
Year Built	1978
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,054.34 sq. ft.

Main Level Finished Area:	513.55 sq. ft.
Upper Level Finished Area:	540.79 sq. ft.
Below Grade Finished Area:	500.16 sq. ft.
Condo Fee:	$354.01
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	East
Unit Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	End Unit
Total Rooms Above Grade:	6
Year built:	1978 (Age: 48)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7910116
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Other

Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	No
Garage Spaces:	1
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Braemeadows
Community:	Braeside (Calgary)
Amenities:	Parking
Appliances:	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required, Utility Right Of Way
Pets Allowed:	Yes
Main Floor	Dining Room · 12'3" × 9'11" ·
Main Floor	Foyer · 8'4" × 4'1" ·
Main Floor	Kitchen · 7'11" × 7' ·
Main Floor	Living Room · 13'8" × 10'10" ·
2nd Floor	Bedroom · 12'10" × 10'10" ·

2nd Floor	Bedroom - Primary · 15'8" × 10' ·
Basement	Game Room · 16'9" × 13'6" ·
Basement	Furnace/Utility Room · 19' × 11' ·
Title to Land:	Fee Simple
Community Features:	Golf, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	No Smoking Home
Exterior Features:	Private Entrance
Patio And Porch Features:	None
Lot Features:	Front Yard, Level
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1 d100
Listed Date:	Aug 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/12-740-bracewood-drive-sw-calgary-a2340835/

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