248 Bracewood Road SW

Calgary | Active | MLS® A2350192

$599,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1977**	**1,004.39 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

OPEN HOUSE ON NOV 1st 2pm -4 pm . Welcome to this well maintained bungalow in the desirable community of Braeside! Situated on a quiet street, this inviting 3+1 bedroom, 2-bathroom home offers a wonderful combination of comfort, functionality and convenience. The main floor features a bright and welcoming living room. Most of the main-floor windows are vinyl and the shingles were replaced in 2026 providing added peace of mind for the next owner. The spacious oak kitchen boasts hardwood flooring, a tiled backsplash, and a cozy breakfast nook with access to the covered patio-perfect for enjoying your morning coffee or entertaining guests. Step outside to the south-facing backyard, where you'll find plenty of space to relax and enjoy the summer months. The oversized double detached garage provides excellent parking and storage, while still leaving ample yard space for outdoor activities. The fully finished basement offers even more living space, including a fourth bedroom, den ,large 3-piece bathroom, comfortable family room with wet bar and gas fireplace, laundry room, and plenty of storage. Tankless water heater was installed on 2025.This well-cared-for home is ideally located in a quiet Braeside setting and offers plenty of potential for its next owners. This home must be seen to be appreciated! Call today to arrange your private viewing.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350192
Bedrooms	4
Bathrooms	2
Year Built	1977
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,004.39 sq. ft.
Main Level Finished Area:	1,004.39 sq. ft.

Below Grade Finished Area:	813.87 sq. ft.
Acreage:	No
Lot Area:	5,102 sq. ft.
Lot Frontage:	44'
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	6
Year built:	1977 (Age: 49)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7710175
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Linoleum, Vinyl
Cooling:	None
Fireplaces:	1

Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Braeside (Calgary)
Appliances:	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer
Inclusions:	None
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Living Room · 12'10" × 12'9" ·
Main Floor	Kitchen · 12'2" × 10'9" ·
Main Floor	Breakfast Nook · 8'10" × 6'5" ·
Main Floor	Bedroom - Primary · 11'5" × 11'2" ·
Main Floor	Bedroom · 8'11" × 8'1" ·
Main Floor	Bedroom · 9'4" × 9'3" ·
Main Floor	Foyer · 7'1" × 3'11" ·
Lower Level	Den · 12'10" × 10' ·
Lower Level	Bedroom · 13'10" × 7'7" ·
Lower Level	Family Room · 19'8" × 16' ·
Title to Land:	Fee Simple
Community Features:	Golf, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bar, See Remarks, Tankless Hot Water

Exterior Features:	Private Yard
Patio And Porch Features:	Patio, See Remarks
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Oct 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/248-bracewood-road-sw-calgary-a2350192/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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