# 35 740 Bracewood Drive SW

Calgary | Active | MLS® A2338390

**$339,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **1978** | **1,047.82 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by MaxWell Capital Realty

# A closer look

** BRAND NEW Luxury Vinyl Plank Flooring, Carpet & Freshly Painted ** Welcome to this CHARMING 2-bedroom, 1.5-bath townhome, perfectly positioned in one of the city's most established and sought-after communities of Braeside. With its desirable WEST-facing exposure and a park just steps from your front door, this home effortlessly blends EVERYDAY COMFORT with an inviting, lifestyle-driven setting. Step inside to discover a bright and welcoming FRESHLY PAINTED interior, where natural light pours through large front windows, creating a warm and airy atmosphere throughout the main level. The SPACIOUS living room is an ideal space for cozy evenings or relaxed gatherings with family and friends. The kitchen is both FUNCTIONAL and inviting, featuring a bright west-facing window that fills the space with warm afternoon sunshine. Thoughtfully maintained, it offers a full set of WELL-KEPT appliances and timeless white cabinetry. With BRAND NEW Luxury Vinyl Plank & Carpet Flooring throughout, the layout flows seamlessly into the large dining area, while a conveniently located powder room completes the main floor. Upstairs, you'll find two GENEROUSLY sized bedrooms designed to accommodate a variety of lifestyles. The primary retreat stands out with its IMPRESSIVE proportions, offering plenty of room to unwind and recharge. A well-appointed full bathroom serves the upper level, combining practicality with comfort. The fully developed basement adds valuable versatility to the home, creating the PERFECT space for a media room, home office, fitness area, or creative studio. With in-suite laundry and additional storage, this lower level enhances both convenience and livability. Outdoors, your PRIVATE west-facing fenced front yard becomes a true extension of your living space. Enjoy a LARGE patio ideal for summer barbecues, morning coffee in the sunshine, or simply relaxing while overlooking a touch of green space - perfect for children or pets to play. An assigned parking stall, along with ample visitor and street parking, ensures ease for both homeowners and guests. This well-managed complex offers LOW CONDO FEES and peace of mind, with notable updates including upgraded windows that add both efficiency and comfort. Located in the heart of Braeside, you're surrounded by mature tree-lined streets, scenic pathways, and an ABUNDANCE of nearby amenities. Enjoy quick access to Southland Leisure Centre, Fish Creek Park, Southcentre Mall, Canyon Meadows Aquatic & Fitness Centre, and the Glenmore Reservoir. Parks, schools, off-leash areas, and local dining are all within walking distance, while convenient routes to Stoney Trail and public transit make commuting across the city simple. Whether you're entering the market, expanding your investment portfolio, or downsizing without compromise, this is a RARE opportunity to own a home that perfectly balances location, lifestyle, and value - all in a community that TRULY feels like home. Book your PRIVATE TOUR TODAY!!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2338390 |
| **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:** | 1,047.82 sq. ft. |
| **Main Level Finished Area:** | 508.78 sq. ft. |
| **Upper Level Finished Area:** | 539.04 sq. ft. |
| **Below Grade Finished Area:** | 482.89 sq. ft. |
| **Condo Fee:** | $354.01 |
| **Condo Fee Includes:** | Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash |
| **Front Exposure:** | West |
| **Unit Exposure:** | West |
| **Entry Level:** | 1 |
| **Levels:** | Two |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 5 |
| **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, Other |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Vinyl Siding, Wood Frame |
| **Structure Type:** | Five Plus |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Laminate, Linoleum |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Assigned, Stall |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Basement, In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southwest |
| **Condo Name:** | Braemeadows |
| **Community:** | Braeside (Calgary) |
| **Amenities:** | Visitor Parking |
| **Appliances:** | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | None |

| | |
|---|---|
| **Restrictions:** | Easement Registered On Title, Pet Restrictions or Board approval Required, Restrictive Covenant, Utility Right Of Way |
| **Pets Allowed:** | Restrictions, Yes |
| **Main Floor** | Dining Room · 12'2" × 9'11" · |
| **Main Floor** | Kitchen · 7'10" × 7' · |
| **Main Floor** | Living Room · 17'5" × 10'9" · |
| **Upper Level** | Bedroom · 12'9" × 10'10" · |
| **Upper Level** | Bedroom - Primary · 15'8" × 10' · |
| **Basement** | Game Room · 24'11" × 16'10" · |
| **Basement** | Furnace/Utility Room · 16'10" × 6'5" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Ceiling Fan(s), No Animal Home, Pantry, Soaking Tub, Storage, Vinyl Windows |
| **Exterior Features:** | Private Yard |
| **Patio And Porch Features:** | Patio |
| **Lot Features:** | Front Yard, Landscaped, Lawn |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone S |
| **Zoning:** | M-C1 d100 |
| **Listed Date:** | Aug 18, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/35-740-bracewood-drive-sw-calgary-a2338390/

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

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