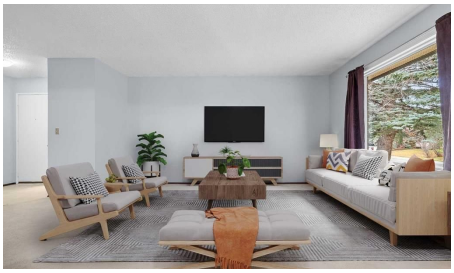
411 Bracewood Crescent SW

Calgary | Active | MLS® A2358263

$579,500









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1977**	**1,164 sq. ft.**

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A closer look

4 BEDROOMS | 2 1/2 BATHROOMS | 4-LEVEL SPLIT | OVER 2,100 SQFT OF LIVING SPACE 1,164 SQFT | DOUBLE DETACHED GARAGE + FRONT DRIVEWAY | Welcome to this spacious 4-level split in the established community of Braeside, offering an abundance of living space for a growing family. With four bedrooms, multiple gathering areas and a fully developed basement, this home provides plenty of room for everyone to enjoy. Situated on a 4,800 sqft lot with a double detached garage, this property combines a functional layout with a convenient location close to parks, schools and everyday amenities. Upon entering, you are welcomed into a spacious living room featuring a large window that fills the space with natural light and offers beautiful views of the mature trees outside. The adjoining dining room is equally bright, with another large window creating an inviting setting for family dinners and entertaining guests. The kitchen offers ample cabinetry, generous counter space and a unique open design with large pass-through openings overlooking the living and dining areas. These openings create a wonderful sense of space and connection between the rooms, while the extended breakfast bar provides additional seating for casual meals or gathering with family and friends. A convenient mudroom with access to the backyard completes the main level. Upstairs, the primary bedroom offers a private 2-piece ensuite, while two additional bedrooms and a 4-piece bathroom provide comfortable accommodations for the family. The lower level features a spacious family room with a brick-facing wood burning fireplace, creating a cozy setting for relaxing or movie nights. A fourth bedroom, 3-piece bathroom and laundry area complete this level, offering flexibility for guests or a home office. The fully developed basement provides even more space with an expansive recreation room, perfect for a children's play area, games tables, home theatre or additional family living space. A utility room and generous storage areas add everyday practicality. Outside, the fenced backyard offers a combination of lawn and patio space, ideal for outdoor dining, summer barbecues and family activities. The double detached garage provides ample parking, or can be used as a workshop, man cave or storage, while additional parking is available on the front driveway. A BBQ gas line adds convenience for outdoor entertaining. Located in the family-friendly community of Braeside, this home is close to schools, parks, playgrounds, shopping and recreational amenities. With convenient access to major roadways and nearby green spaces, this property offers a wonderful opportunity to enjoy an established Calgary neighbourhood with plenty of space to grow. Photos have been virtually staged.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358263
Bedrooms	4
Bathrooms	3
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:	4 Level Split
Total Living Area:	1,164 sq. ft.
Main Level Finished Area:	618.02 sq. ft.
Upper Level Finished Area:	545.98 sq. ft.
Below Grade Finished Area:	988.98 sq. ft.
Acreage:	No
Lot Area:	4,800 sq. ft.
Lot Frontage:	14'8"
Front Exposure:	East
Levels:	4 Level Split
Total Rooms Above Grade:	6
Year built:	1977 (Age: 49)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	7710175
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Linoleum, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Brick Facing, Family Room, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Additional Parking, Double Garage Detached, Driveway
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	Lower Level
City Quadrant:	Southwest
Community:	Braeside (Calgary)
Appliances:	Dishwasher, Electric Stove, European Washer/Dryer Combination, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings
Inclusions:	Shed, BBQ
Restrictions:	None Known
Main Floor	Living Room · 20'6" × 12'11" ·
Main Floor	Dining Room · 12'4" × 9'11" ·
Main Floor	Kitchen · 13'2" × 11'11" ·
Upper Level	Bedroom - Primary · 11'11" × 10'11" ·

Upper Level	Bedroom · 11'6" × 8'11" ·
Upper Level	Bedroom · 11'6" × 8'10" ·
Lower Level	Family Room · 17'7" × 12'9" ·
Lower Level	Bedroom · 10'8" × 8'5" ·
Basement	Game Room · 24' × 19'6" ·
Basement	Storage · 8'10" × 6'6" ·
Basement	Storage · 4'11" × 3'5" ·
Basement	Furnace/Utility Room · 11'2" × 8' ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s)
Interior Features:	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Storage
Exterior Features:	Awning(s), BBQ gas line
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Level
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Nov 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/411-bracewood-crescent-sw-calgary-a2358263/

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Data was last updated November 23, 2026 at 04:05 PM (UTC)

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