479 Bracewood Crescent SW

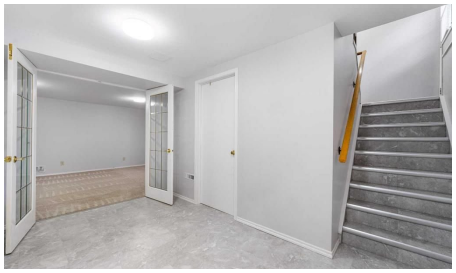
Calgary | Active | MLS® A2348213

$679,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1977**	**1,223.13 sq. ft.**

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Listed by eXp Realty

A closer look

OPEN HOUSE SUNDAY NOVEMBER 22ND FROM 2-4 Welcome to 479 Bracewood Crescent SW, a well-cared-for bungalow situated on a quiet street in the established community of Braeside. Set on a desirable corner lot and lovingly owned by the same family for the past 21 years, this home offers a wonderful combination of thoughtful updates, comfortable living space and the charm of a mature southwest neighborhood.

The main floor has been freshly painted and features new carpet throughout the bedrooms, newer upper-level windows approximately three years old, and central air conditioning. The kitchen has also been recently refreshed with quartz countertops and new appliances, creating a bright and functional space at the heart of the home. Mature trees add privacy and character, while the fully fenced backyard has been improved with new sod, offering a great outdoor space for relaxing, entertaining or family use.

The fully developed basement adds substantial additional living space, featuring a large recreation/family room, a versatile flex room that works well as a home office, gym or guest space, and a recently renovated three-piece bathroom. A generous utility room and separate cold-storage room provide excellent additional storage.

The double detached garage is another standout feature, with a high roofline and an abundance of extra storage space in the rafters. Rear-alley access adds convenience, while the corner-lot setting creates a great sense of space around the property.

Additional updates include a roof approximately 10 years old and a hot water tank approximately five years old. The original furnace has been regularly maintained by the homeowner, who is a licensed HVAC technician, adding confidence to the home’s ongoing mechanical care.

With its combination of recent improvements, mature landscaping, generous indoor and outdoor space, and long-term pride of ownership, 479 Bracewood Crescent SW is ready for its next chapter.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348213
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:	Bungalow
Total Living Area:	1,223.13 sq. ft.
Main Level Finished Area:	1,223.13 sq. ft.
Below Grade Finished Area:	1,123.44 sq. ft.
Acreage:	No
Lot Area:	5,263 sq. ft.
Lot Frontage:	50'7½"
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	7
Year built:	1977 (Age: 49)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	7710175
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, Linoleum
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Electric, Wood Burning
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:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Refrigerator in basement, Cold room shelves, garden shed in backyard
Restrictions:	None Known
Main Floor	Bedroom · 14' × 8'4" ·
Main Floor	Bedroom · 10'4" × 10'1" ·
Main Floor	Dining Room · 9'4" × 7'10" ·
Main Floor	Foyer · 11'4" × 3'11" ·
Main Floor	Kitchen · 15' × 11'10" ·

Main Floor	Living Room · 18'4" × 12'2" ·
Main Floor	Bedroom - Primary · 12' × 11'6" ·
Basement	Bedroom · 14'11" × 10'8" ·
Basement	Family Room · 22'9" × 14'10" ·
Basement	Furnace/Utility Room · 20'11" × 13' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s), Quartz Counters
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Corner Lot
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/479-bracewood-crescent-sw-calgary-a2348213/

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