

# \$699,000 - 131 Bracewood Road Sw, Calgary

MLS® #A2223754

**\$699,000**

4 Bedroom, 3.00 Bathroom, 1,154 sqft

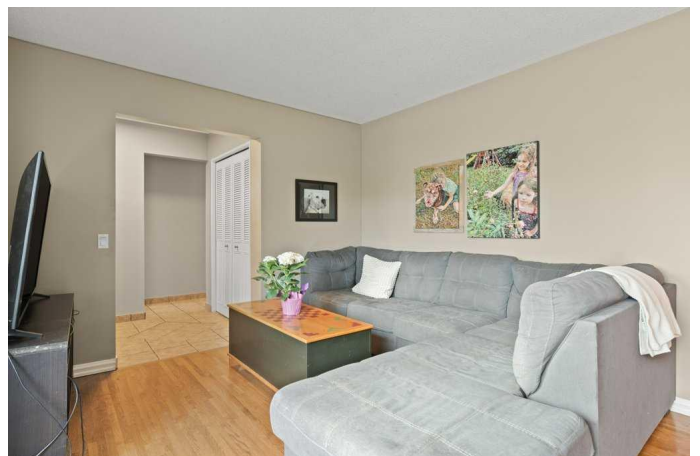
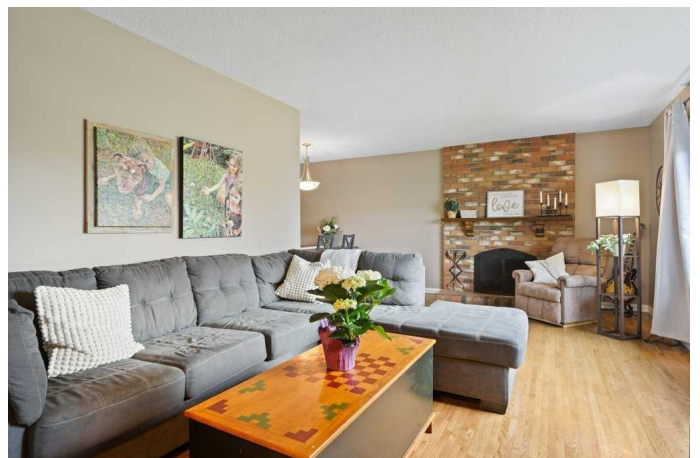
Residential on 0.12 Acres

Braeside., Calgary, Alberta

OPEN HOUSE SATURDAY & SUNDAY JUNE  
21/22 - 1-4PM!!!! PRICE IMPROVEMENT!!!

**\*\*BACK ON MARKET DUE TO FINANCING\*\***

QUICK POSSESSION AVAILABLE &  
SELLERS ARE MOTIVATED! Welcome to  
131 Bracewood Road in the beautiful SW  
community of Braeside. This beautifully  
maintained and updated 4 bedroom, 2.5  
bathroom bungalow is nestled on a quiet  
street. Beautiful mature landscaping is evident  
in the front and rear of the home adding plenty  
of curb appeal. Step inside to an inviting foyer  
and an open-concept living space, highlighted  
by a cozy brick facing wood-burning  
fireplace—perfect for colder evenings. The  
well appointed kitchen boasts updated  
stainless steel appliances, large island with  
breakfast bar, double wide sink with a window  
that overlooks your backyard oasis - an ideal  
setup for both everyday living and entertaining.  
A dining area off the kitchen ensures there's  
plenty of room for gatherings. The main level  
features 3 generous bedrooms, including a  
primary suite with a private 2 piece ensuite,  
and a full bathroom. The fully finished  
basement adds versatility with a 4th bedroom,  
a 3 piece bathroom, a large rec room with dry  
bar, a wood sauna, and plenty of space for a  
home gym, guest retreat, or play area. Step  
outside to your west-facing stamped concrete  
patio and bask in the evening sun, entertain in  
the lush, mature backyard—a true oasis with  
plenty of room for outdoor enjoyment and even  
RV parking. The double detached garage is



perfect for the hobbyist or those needing extra storage or workspace. A paved back alley adds even more convenience. Braeside is a family-friendly community with easy access to Fish Creek Park, schools, shopping, transit, and just a short commute to downtown. Don't miss your chance to own this move-in ready bungalow in one of Calgary's most desirable neighbourhoods"schedule your private viewing today!

Built in 1977

**Essential Information**

MLS® #	A2223754
Price	\$699,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,154
Acres	0.12
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	131 Bracewood Road Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3B9

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached

# of Garages 2

## Interior

Interior Features Bar, Breakfast Bar, Kitchen Island, Laminate Counters, Sauna, See Remarks, Storage

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Garden, Other

Lot Description Back Lane, Back Yard, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed May 22nd, 2025

Days on Market 32

Zoning R-CG

## Listing Details

Listing Office eXp Realty

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