

\$574,900 - 968 Bracewood Rise Sw, Calgary

MLS® #A2268511

\$574,900

4 Bedroom, 3.00 Bathroom, 1,138 sqft
Residential on 0.11 Acres

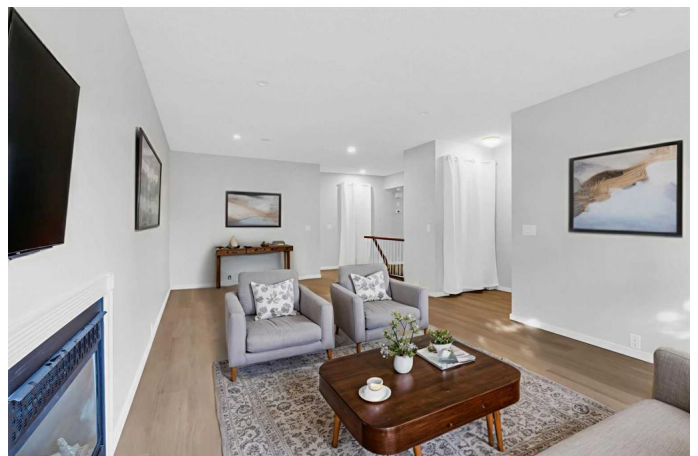
Braeside., Calgary, Alberta

**** Open House Saturday November 8th from 2pm - 4:30pm! **** This beautifully updated bungalow is move-in ready and waiting to welcome its next happy owners – perfect for first-time buyers, growing families, downsizers, or savvy investors!

Step inside and you™ immediately notice the fresh paint and bright, cheerful vibe throughout. Thoughtful updates over the years make this home truly shine: a renovated kitchen (2017), updated main bath (2020), brand-new flooring (2025), newer windows (2018), asphalt roof (2015), and newer stainless steel appliances – including a 2024 fridge and a 2023 Bosch dishwasher. You™ also appreciate the peace of mind that comes with a new hot water tank, backflow valve, sump pump, washer/dryer, and freshly replaced window screens (July 2025).

The sun-filled main floor offers 3 bedrooms, 1.5 baths, and a comfortable, open layout ideal for everyday living. Downstairs, the fully finished basement (professionally completed with permit in 2015) adds amazing flexibility – featuring a large family area, full bath, fourth bedroom with egress window, and an additional flex space. There™s even rough-in plumbing where a mini-kitchen once stood – ready for your own creative touch!

Step outside to your private southwest-facing



backyard, where mature trees, colourful perennials, and a charming playset create the perfect space for kids, pets, and weekend barbecues. With back-alley access, youâ€™ll also have plenty of room to build your dream garage (with approval of city permits). Stylish, functional, and full of personality â€“ this Braeside gem truly checks all the boxes. Donâ€™t miss your chance to make it yours â€“ book your private showing today and fall in love with your next chapter at 968 Bracewood Rise SW!

Built in 1979

Essential Information

MLS® #	A2268511
Price	\$574,900
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,138
Acres	0.11
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	968 Bracewood Rise Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3C9

Amenities

Parking Spaces	1
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Parking	None, On Street, See Remarks
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Interior

Interior Features	See Remarks
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Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
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Heating	Forced Air
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas
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Has Basement	Yes
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Basement	Full
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Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Landscaped
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Roof	Asphalt Shingle
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Construction	Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	November 3rd, 2025
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Days on Market	4
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Zoning	R-CG
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Listing Details

Listing Office	RE/MAX Realty Professionals
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