

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

MLS® #A2223754

\$699,000

4 Bedroom, 3.00 Bathroom, 1,154 sqft

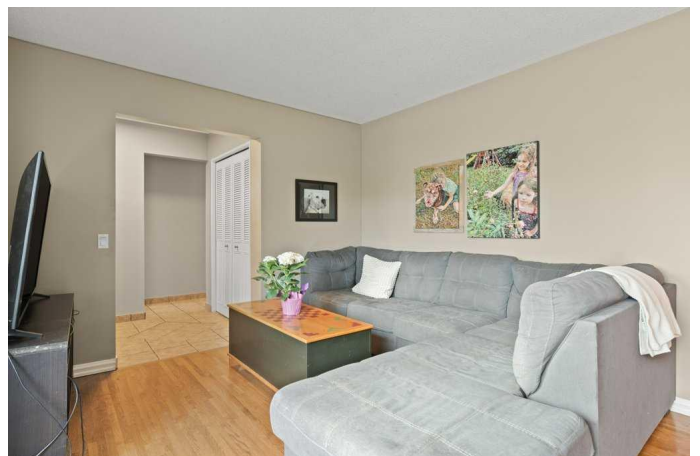
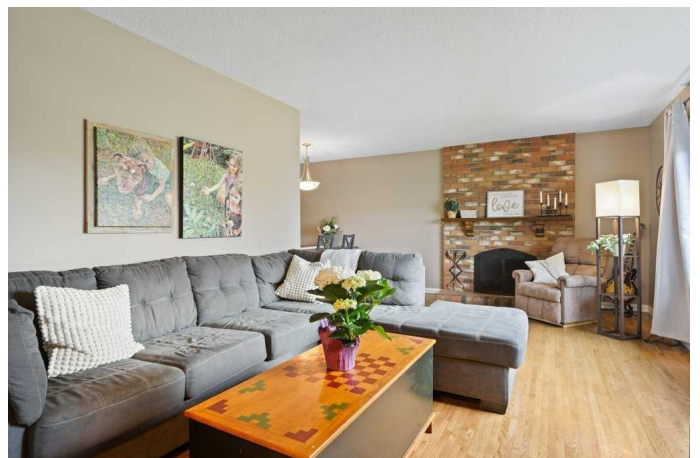
Residential on 0.12 Acres

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 31

Zoning R-CG

Listing Details

Listing Office eXp Realty

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