\$725,000 - 972 Bracewood Rise Sw, Calgary

MLS® #A2260191

\$725,000

5 Bedroom, 3.00 Bathroom, 1,229 sqft Residential on 0.12 Acres

Braeside., Calgary, Alberta

Fully renovated bungalow offering over 2,300 sq. ft. of developed living space in the heart of Braeside. This home has been extensively updated with all new PEX plumbing throughout, a new kitchen with quartz countertops and stainless steel appliances, fully renovated bathrooms, new flooring, fresh paint, updated lighting and much more!

The main floor provides over 1,220 sq. ft., featuring 3 bedrooms and 2 full bathrooms in a bright, open layout and MAIN FLOOR LAUNDRY. The lower level has a SEPERATE entrance and includes an illegal suite with an additional 1,120 sq. ft., complete with 2 bedrooms, 1 bathroom, a second kitchen, large living room and it's own laundry.

The oversized 23.3 ft x 23.5 ft detached garage is heated with natural gas, making it ideal for year-round comfort.

Conveniently located less than 5 km from Costco, Stoney Trail, and major shopping amenities, with schools, parks, and transit nearby. A turnkey property with excellent flexibility for families or investors.

Built in 1979

Essential Information

MLS® # A2260191 Price \$725,000







Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,229

Acres 0.12

Year Built 1979

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

Community Information

Address 972 Bracewood Rise Sw

Subdivision Braeside.

City Calgary

County Calgary

Province Alberta

Postal Code T2W 3C9

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows

Appliances Dishwasher, Electric Oven, Electric Range, Garage Control(s),

Refrigerator, Washer/Dryer, Washer/Dryer Stacked

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Gas Starter

Has Basement Yes

Basement Full, Suite

Exterior

Exterior Features BBQ gas line, Courtyard, Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 26th, 2025

Days on Market 20

Zoning R-CG

Listing Details

Listing Office RE/MAX iRealty Innovations

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