

\$399,900 - 95, 740 Bracewood Drive Sw, Calgary

MLS® #A2226017

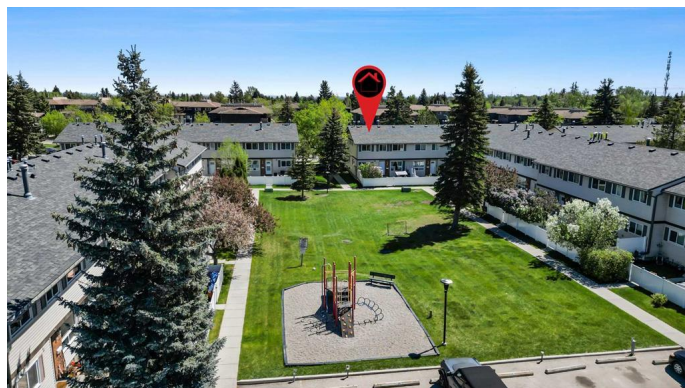
\$399,900

3 Bedroom, 2.00 Bathroom, 1,023 sqft

Residential on 0.00 Acres

Braeside., Calgary, Alberta

Welcome to this super cute, fully finished 3-bedroom end-unit townhome tucked away in one of the city's most desirable and established neighborhoods. Perfectly positioned facing a beautiful greenspace with a park just steps away, this home offers the perfect blend of comfort, community, and convenience. Inside, you'll find a bright and welcoming layout with thoughtful updates, cozy living spaces, and plenty of natural light flowing in through extra end-unit windows. The sizeable yet functional kitchen features sleek stainless steel appliances, updated cabinetry and stylish full tile back splash situated adjacent to a designated dining area that offers additional storage and convenient pantry. The finished basement offers even more space for a family room, home office, or hobby area with your own in-suite laundry area. Upstairs, three spacious bedrooms provide room for everyone with the Primary Bedroom showcasing great square footage and large closet; while outside, you'll love having direct access to the park – perfect for morning coffees, evening strolls, or watching kids play just beyond your front door. The fully fenced in front yard area is spacious and boasts an over sized deck with still having a small yard area to enjoy, ideal for a young family. Previously, having gone through a renovation, this home presents well and is ready for a new family to call it home. It comes with an assigned stall and offers plenty of street parking. Set in a friendly, close-knit



neighborhood where people still wave hello and neighbors become friends, this is a place where community truly matters. Mature trees, walkable streets, and nearby amenities make this home a rare find for those looking for a quiet, connected lifestyle. Whether you're a first-time buyer, a small family, or simply looking to downsize into a community that feels like home – this townhome is a true gem.

Built in 1978

Essential Information

MLS® #	A2226017
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,023
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	95, 740 Bracewood Drive Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2Z9

Amenities

Amenities	Playground, Picnic Area, Trash
Parking Spaces	1

Parking	Off Street, Stall
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Interior

Interior Features	Ceiling Fan(s), Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Few Trees
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2025
Days on Market	10
Zoning	M-C1 d100

Listing Details

Listing Office	Jayman Realty Inc.
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