

# \$589,900 - 264 Bracewood Road Sw, Calgary

MLS® #A2228789

**\$589,900**

4 Bedroom, 2.00 Bathroom, 1,055 sqft

Residential on 0.11 Acres

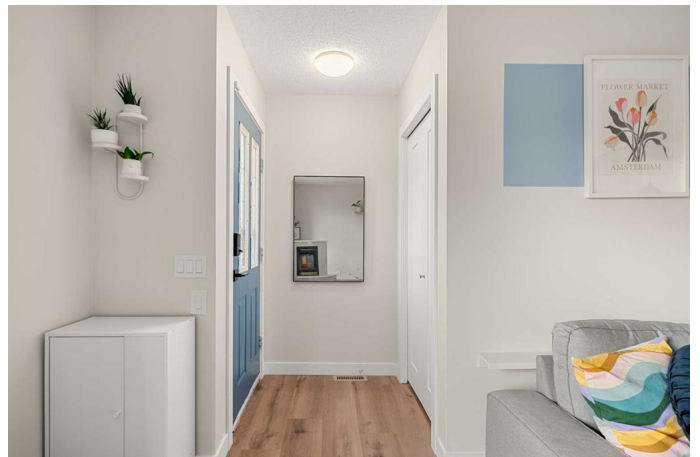
Braeside., Calgary, Alberta

Welcome to this charming bungalow in the heart of Braeside, a vibrant, family-friendly neighborhood that perfectly blends community living with outdoor adventure.

Ideal for first-time buyers, growing families, or outdoor enthusiasts, this home offers incredible potential inside and out. The spacious backyard is perfect for kids and pets to play, gardening, or simply relaxing in your own private yard. A large, detached garage provides ample space for storage, hobbies, or your next big project.

Step inside to find a well-maintained and bright main floor. The basement you ask? Well, this basement is full of potential! With a few renovations you could turn this space into a legal suite to generate income or create a personalized space to your liking. Rip out or keep the decorative beams.

Location is everything, and this home delivers! Just minutes from both South Glenmore Park and Fish Creek Park, youâ€™ll enjoy quick access to paths, mountain biking trails, playgrounds, picnic spots, Variety Spray Park (a great place for kids to play and cool down in



the summer) and even the Glenmore Sailing School â€“ a fun and unique summer camp for kids. You're also close to the Southland Leisure Centre, offering a wave pool, gym facilities, party rooms, and programs for all ages. Walk to local coffee shops in the morning, try a workout at a variety of places, or go for a stroll in one of the nearby parks, the choice is yours.

With nearby schools, daycares, grocery stores, and coffee shops, this is a truly connected and convenient place to call home.

Don't miss your chance to live in a welcoming community where outdoor living meets urban convenience and where your next chapter can truly begin.

Built in 1977

**Essential Information**

MLS® #	A2228789
Price	\$589,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.11
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	264 Bracewood Road Sw
Subdivision	Braeside.
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2W 3C1

### Amenities

Parking Spaces	5
Parking	Double Garage Detached, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 7th, 2025
Days on Market	16
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX Realty Professionals
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