

# \$639,900 - 488 Bracewood Crescent Sw, Calgary

MLS® #A2261944

**\$639,900**

5 Bedroom, 3.00 Bathroom, 1,040 sqft

Residential on 0.10 Acres

Braeside., Calgary, Alberta

Rare location backing onto a park that features a brand new playground! Located in a quiet cul-de-sac, this unique 3 bedroom bungalow features an opportunity to live or rent up, as the lower level has a "LEGAL" 2 bedroom suite! The main level is inviting and spacious, with its large living room and 3 bedrooms, plus 2 bathrooms! The updated kitchen overlooks the stunning backyard, garden and deck. Enjoy the sunny west-facing composite oversized deck from both the dedicated dining space and the primary bedroom (a retractable awning gives shade). The master suite has patio doors that lead onto the sunny deck and it also has an ensuite bathroom. Main floor laundry is another unique feature. The Legal basement suite showcases 2 bedrooms, a full kitchen and large living room / full bathroom. New carpet and Luxury Vinyl Plank flooring. Separate washer and dryer for suite. Newer furnace and hot water tank, new electrical panel! The garage is heated and provides a workshop area. Paved alley. This home is close to all amenities including restaurants, services, Southland Leisure Centre, schools and parks. With easy access to Stoney Trail and 14th street, you are close to amenities in any direction. \*\*This home attracts tenants - superb location, close to all amenities and "on the park"!

Built in 1977

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2261944    |
| Price          | \$639,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,040       |
| Acres          | 0.10        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 488 Bracewood Crescent Sw |
| Subdivision | Braeside.                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2W 3B8                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, See Remarks                                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer |
| Heating           | Forced Air                                                                          |
| Cooling           | None                                                                                |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full, Suite                                                               |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Other                                   |
| Lot Description   | Back Lane, Backs on to Park/Green Space |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 15                |
| Zoning         | R-CG              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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