



GRASSROOTS
REALTY GROUP

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247 Bracewood Road SW
Calgary, Alberta

MLS # A2293348



\$499,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,096 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Welcome to the mature and established community of Braeside. Nice family home on a great quiet street. The main floor features an older updated kitchen, 4 piece bathroom, three bedrooms with a very generous sized master as well as a very large open dining/living room. The basement is partially finished with a den and the family room has a wood burning fireplace. The area has mature trees, and the back yard has plenty of room to build an oversized double car garage with a secondary suite above it. ("A secondary suite would be subject to approval and permitting by the city/municipality.") The side drive way would give access to the garage or back lane access. Great location here. Close to the new ring road as well as schools, shopping, Southland Leisure Centre, transit, and other amenities.