



GRASSROOTS
REALTY GROUP

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247 Bracewood Road SW
Calgary, Alberta

MLS # A2346722

\$470,000

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,111 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

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

Inclusions: N/A

Welcome to 247 Bracewood Rd SW, This large fully developed bungalow on a quiet street has 3 bedrooms up with a 4 piece bathroom and a very large open living/dining room. The basement is finished and has a wood burning fireplace. The area has mature trees, and the back yard has room for a new garage. Room for a side drive to garage, plus option for back lane access. Amazing value and location here! Close to Schools, Shopping, Southland Leisure Centre, transit, and other amenities.