



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

248 Bracewood Road SW
Calgary, Alberta

MLS # A2350192



\$639,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,004 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

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

Inclusions: None

Welcome to this well maintained bungalow in the desirable community of Braeside! Situated on a quiet street, this inviting 3+1 bedroom, 2-bathroom home offers a wonderful combination of comfort, functionality and convenience. The main floor features a bright and welcoming living room. Most of the main-floor windows are vinyl and the shingles were replaced in 2026 providing added peace of mind for the next owner. The spacious oak kitchen boasts hardwood flooring, a tiled backsplash, and a cozy breakfast nook with access to the covered patio—perfect for enjoying your morning coffee or entertaining guests. Step outside to the south-facing backyard, where you'll find plenty of space to relax and enjoy the summer months. The oversized double detached garage provides excellent parking and storage, while still leaving ample yard space for outdoor activities. The fully finished basement offers even more living space, including a fourth bedroom, den, large 3-piece bathroom, comfortable family room with wet bar and gas fireplace, laundry room, and plenty of storage. Tankless water heater was installed on 2025. This well-cared-for home is ideally located in a quiet Braeside setting and offers plenty of potential for its next owners. This home must be seen to be appreciated! Call today to arrange your private viewing.