

78, 740 Bracewood Drive SW
Calgary, Alberta

MLS # A2296268



\$369,900

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,015 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 354
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: 2 x TV Mounts

Step into exceptional value with this beautifully updated end-unit 3 bedroom townhome, featuring a fully finished basement, private fenced yard, and the convenience of parking just steps from your front door. Enjoy all the extra natural light in this move in ready home which has seen numerous recent upgrades including a new furnace (2023), hot water tank (2020) and LVP flooring on the basement stairs, throughout the basement and on the main floor (2023). The well managed condo complex has also been updated with a newer roof, windows, and low maintenance vinyl fencing. The main level features a thoughtfully designed kitchen with white cabinetry, stainless steel appliances, a pantry, and additional built-in cabinetry across from the dining area for extra storage. Large east- and south-facing windows bring in an abundance of natural light, creating a bright and inviting space throughout the day. The spacious living room overlooks the private yard, while a convenient powder room and a welcoming front entry with coat closet and feature wall complete the main floor. Upstairs offers three generously sized bedrooms and a beautifully updated 4-piece bathroom with a fully tiled tub/shower and ceramic tile flooring. The primary bedroom easily accommodates a king-size bed and includes a large, deep closet for excellent storage. The fully finished basement adds valuable living space with a versatile rec room perfect for a media room, home gym, or office along with a laundry area featuring built-in storage and additional storage space under the stairs. A standout feature is the assigned parking stall just steps from your front door, plus ample street parking. Enjoy a pet friendly, well managed complex with reasonable condo fees, green space, and a playground. This property is ideally located with easy access in and out of the neighbourhood, within walking distance to Tim

Hortons and other amenities, and close to schools, parks, and the Southland Leisure Centre.