

**35, 740 Bracewood Drive SW
Calgary, Alberta**

MLS # A2302611



\$349,900

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,048 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 354
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, Pantry, Soaking Tub, Storage, Vinyl Windows		

Inclusions: None

Welcome to this CHARMING 2-bedroom, 1.5-bath townhome, perfectly positioned in one of the city's most established and sought-after communities of Braeside. With its desirable WEST-facing exposure and a park just steps from your front door, this home effortlessly blends EVERYDAY COMFORT with an inviting, lifestyle-driven setting. Step inside to discover a bright and welcoming interior, where natural light pours through large front windows, creating a warm and airy atmosphere throughout the main level. The SPACIOUS living room is an ideal space for cozy evenings or relaxed gatherings with family and friends. The kitchen is both FUNCTIONAL and inviting, featuring a bright west-facing window that fills the space with warm afternoon sunshine. Thoughtfully maintained, it offers a full set of WELL-KEPT appliances and timeless white cabinetry. The layout flows seamlessly into the large dining area, while a conveniently located powder room completes the main floor. Upstairs, you'll find two GENEROUSLY sized bedrooms designed to accommodate a variety of lifestyles. The primary retreat stands out with its IMPRESSIVE proportions, offering plenty of room to unwind and recharge. A well-appointed full bathroom serves the upper level, combining practicality with comfort. The fully developed basement adds valuable versatility to the home, creating the PERFECT space for a media room, home office, fitness area, or creative studio. With in-suite laundry and additional storage, this lower level enhances both convenience and livability. Outdoors, your PRIVATE west-facing fenced front yard becomes a true extension of your living space. Enjoy a LARGE patio ideal for summer barbecues, morning coffee in the sunshine, or simply relaxing while overlooking a touch of green space - perfect for children or pets to play. An assigned parking stall,

along with ample visitor and street parking, ensures ease for both homeowners and guests. This well-managed complex offers LOW CONDO FEES and peace of mind, with notable updates including upgraded windows that add both efficiency and comfort. The surrounding community is known for its FRIENDLY, connected atmosphere, where neighbors become familiar faces and everyday living feels effortless. Located in the heart of Braeside, you're surrounded by mature tree-lined streets, scenic pathways, and an ABUNDANCE of nearby amenities. Enjoy quick access to Southland Leisure Centre, Fish Creek Park, Southcentre Mall, Canyon Meadows Aquatic & Fitness Centre, and the Glenmore Reservoir. Parks, schools, off-leash areas, and local dining are all within walking distance, while convenient routes to Stoney Trail and public transit make commuting across the city simple. Whether you're entering the market, expanding your investment portfolio, or downsizing without compromise, this is a RARE opportunity to own a home that perfectly balances location, lifestyle, and value - all in a community that TRULY feels like home. CALL TODAY to BOOK YOUR PRIVATE TOUR!!