

**100, 740 Bracewood Drive SW
Calgary, Alberta**

MLS # A2305600



\$324,900

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,022 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, On Street, See Remarks, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Level, See Remarks		

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

Inclusions: N/A

Great Value in the very popular Braemeadows complex! This lovely home features a spacious living room with a large picture window overlooking your fenced yard and letting in the morning sun, as well as a 2 piece bath. The bright kitchen with its generous eating area is perfect for enjoying your morning coffee. On the upper level you will find 2 spacious bedrooms with lots of closet space and a 4 piece bath. In the basement there is a large recreation/games room complete with a gorgeous oak wet bar and the mechanical/laundry room with lots of storage. All of the windows have been replaced and this lovely home has been well maintained and cared for but is ready for some upgrades to make it your own. The location of this home is perfect for easy access and there is street parking right out your front door in addition to your assigned parking stall. This complex is very well managed and is also very quiet. The great looking low maintenance vinyl fencing is another bonus to living here. You are within walking distance to lots of shops, restaurants, banking and a walk-in medical clinic and you're a short drive to additional amenities such as Costco, Fish Creek Park, Glenmore Park and Southland Leisure Centre. There are schools near by and you have great access to Stoney Trail and the world class Banff National Park. A quick possession is available as the owner has moved closer to family.