



**GRASSROOTS**  
REALTY GROUP

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**264 Bracewood Road SW**  
**Calgary, Alberta**

**MLS # A2228789**



**\$589,900**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,055 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Washer, Dryer, Range, Refrigerator, Microwave, dishwasher, Garage Controls, Island.

Welcome to this charming bungalow in the heart of Braeside, a vibrant, family-friendly neighborhood that perfectly blends community living with outdoor adventure. Ideal for first-time buyers, growing families, or outdoor enthusiasts, this home offers incredible potential inside and out. The spacious backyard is perfect for kids and pets to play, gardening, or simply relaxing in your own private yard. A large, detached garage provides ample space for storage, hobbies, or your next big project. Step inside to find a well-maintained and bright main floor. The basement you ask? Well, this basement is full of potential! With a few renovations you could turn this space into a legal suite to generate income or create a personalized space to your liking. Rip out or keep the decorative beams. Location is everything, and this home delivers! Just minutes from both South Glenmore Park and Fish Creek Park, you'll enjoy quick access to paths, mountain biking trails, playgrounds, picnic spots, Variety Spray Park (a great place for kids to play and cool down in the summer) and even the Glenmore Sailing School – a fun and unique summer camp for kids. You're also close to the Southland Leisure Centre, offering a wave pool, gym facilities, party rooms, and programs for all ages. Walk to local coffee shops in the morning, try a workout at a variety of places, or go for a stroll in one of the nearby parks, the choice is yours. With nearby schools, daycares, grocery stores, and coffee shops, this is a truly connected and convenient place to call home. Don't miss your chance to live in a welcoming community where outdoor living meets urban convenience and where your next chapter can truly begin.