



GRASSROOTS
REALTY GROUP

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968 Bracewood Rise SW
Calgary, Alberta

MLS # A2259125



\$596,800

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,138 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	None, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, See Remarks, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed, Gazebo & Exterior Kids Play Set

**** Open House Sunday October 5th from 2pm-4pm! **** Welcome to 968 Bracewood Rise SW – a beautifully updated bungalow that’s move-in ready and perfect for first-time buyers, families, downsizers, or investors! This charming detached home has been freshly painted and boasts major updates: renovated kitchen (2017), updated main floor bath (2020), brand-new flooring (2025), newer windows (2018), asphalt roof (2015), stainless steel appliances including a 2024 fridge and 2023 Bosch dishwasher, a one-month-old hot water tank, brand-new backflow valve, sump pump, washer and dryer, plus all screens replaced in July 2025. To top it off, the furnace had routine maintenance by HVAC Furnace Company just last week! The bright main floor offers 3 bedrooms, 1.5 baths, and a spacious layout. The fully finished basement (permitted in 2015) adds tremendous value with a full bath, a large bedroom with egress window, a versatile den (potential 5th bedroom), and a generous family space. Perfect for extended family, a nanny suite, older children, or even income potential (illegal suite/Airbnb). There was previously a mini-kitchen in this area, and all rough-ins remain in place – ready for you to create a bar-style or mini-kitchen to suit your needs. Outside, enjoy a sunny southwest-facing backyard with mature trees, perennials, and a playset – ideal for kids, pets, or entertaining. With back-alley access, there’s plenty of room to build your dream garage. This home truly checks all the boxes: stylish updates, functional living, and excellent investment potential. Don’t miss your chance – book your private showing today and start your next chapter in Braeside!