



**71, 740 Bracewood Drive SW
Calgary, Alberta**

MLS # A2294261



\$349,800

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	948 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 354
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Smoking Home, Storage		

Inclusions: Tankless Water Heater

Unbeatable Value! Opportunity knocks at #71 in the popular Braemeadows complex. The spacious living room features original oak hardwood flooring, a cozy wood-burning fireplace, and a large picture window overlooking the fenced courtyard and green space. The bright kitchen offers room for a table for four, and a convenient 1/2 bath completes the main floor. Upstairs you'll find two large bedrooms, plenty of storage, and a 4-piece bathroom. The lower level adds approximately 250 sq. ft. of additional living space, including a recreation room, storage room, and laundry/mechanical area. The home has been well maintained but remains largely in original condition—perfect for buyers looking to purchase at a great price and upgrade or personalize to their taste. All the big-ticket items have already been updated, including six newer triple-pane windows (2020), a newer tankless hot water system, and a newer furnace. This is one of the best locations in the complex, featuring a sunny south-facing fenced courtyard that looks directly onto the green space and tot lot. Visitor parking is just steps away. Enjoy a two-minute walk to Tim Hortons, shops, restaurants, and a walk-in medical clinic. Only five minutes to additional amenities including Costco, Southland Leisure Centre, Braeside Elementary School, and Fish Creek Park. The owner has loved this townhome but is now relocating out of the city. Excellent value! Possession prior to May 6 is preferred.