



**78, 740 Bracewood Drive SW  
Calgary, Alberta**

**MLS # A2296268**



**\$374,900**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,015 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 354
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Pantry, Storage, Vinyl Windows		

**Inclusions:** 2 x TV Mounts

Updated, stylish, and very well kept end-unit 3 bedroom townhome with a fully finished basement and private, fully fenced yard. This move in ready home has seen numerous recent upgrades including a new furnace (2023), hot water tank (2020) and LVP flooring on the basement stairs, throughout the basement and on the main floor (2023). The well managed condo complex has also been updated with a newer roof, windows, and low maintenance vinyl fencing. The main level features a thoughtfully designed kitchen with white cabinetry, stainless steel appliances, added cabinetry across from the dining area, and a pantry for extra storage, while east and south facing windows flood the space with natural light throughout the day. The bright, spacious living room overlooks the private yard, and a convenient powder room plus a welcoming front entry with coat closet and feature wall complete the main floor. Upstairs offers three generously sized bedrooms and a beautifully updated 4-piece bathroom with a fully tiled tub/shower and ceramic tile flooring. The primary bedroom easily accommodates a king-size bed and includes a large, deep closet for excellent storage. The fully finished basement adds valuable living space with a versatile rec room perfect for a media room, home gym, or office along with a laundry area featuring built-in storage and additional storage space under the stairs. A standout feature is the assigned parking stall just steps from your front door, plus ample street parking. Enjoy a pet friendly, well managed complex with reasonable condo fees, green space, and a playground. This property is ideally located with easy access in and out of the neighbourhood, within walking distance to Tim Hortons and other amenities, and close to schools, parks, and the Southland Leisure Centre.