



**264 Bracewood Road SW  
Calgary, Alberta**

**MLS # A2125351**



**\$599,900**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,024 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Door Opener, Oversized		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Parquet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** N/A

Fantastic opportunity to live in a great neighborhood! This fully developed 3 +1 bedroom Bungalow is in a good location with no neighbors behind. The main floor features an open concept with a large living with a corner gas fireplace, galley style kitchen with views into the backyard, 3 good sized bedroom and a full 4pc bathroom. The lower level was previously an illegal suite and has lots of potential with a separate entrance, bedroom, den, bathroom, wet bar area (kitchen rough in in place) sprinkler system already installed and a free standing wood burning fireplace. There is plenty of additional storage in the shared laundry room and the mechanical room. Oversized 2 car detached garage great for multiple vehicles or as a shop and still plenty of room for additional parking on the driveway. The main level was recently updated and includes new windows, kitchen, bathroom, flooring, paint, lighting, interior doors, base & casing. Roof was also recently replaced. All this on a fully fenced and landscaped lot with plenty of room for kids or to entertain and enjoy the warm weather ahead. Just move in and enjoy!