

# \$710,000 - 972 Bracewood Rise Sw, Calgary

MLS® #A2260191

**\$710,000**

5 Bedroom, 3.00 Bathroom, 1,229 sqft  
Residential on 0.12 Acres

Braeside., Calgary, Alberta

Fully renovated bungalow offering over 2,300 sq. ft. of developed living space in the heart of Braeside. This home has been extensively updated with all new PEX plumbing throughout, a new kitchen with quartz countertops and stainless steel appliances, fully renovated bathrooms, new flooring, fresh paint, updated lighting and much more!

The main floor provides over 1,220 sq. ft., featuring 3 bedrooms and 2 full bathrooms in a bright, open layout and MAIN FLOOR LAUNDRY. The lower level has a SEPERATE entrance and includes an illegal suite with an additional 1,120 sq. ft., complete with 2 bedrooms, 1 bathroom, a second kitchen, large living room and it's own laundry.

The oversized 23.3 ft x 23.5 ft detached garage is heated with natural gas, making it ideal for year-round comfort.

Conveniently located less than 5 km from Costco, Stoney Trail, and major shopping amenities, with schools, parks, and transit nearby. A turnkey property with excellent flexibility for families or investors.

Built in 1979

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2260191  |
| Price  | \$710,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,229       |
| Acres          | 0.12        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 972 Bracewood Rise Sw |
| Subdivision | Braeside.             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W 3C9               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows                                              |
| Appliances        | Dishwasher, Electric Oven, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                                                                        |
| Cooling           | None                                                                                                           |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 2                                                                                                              |
| Fireplaces        | Gas, Gas Starter                                                                                               |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Suite                                                                                                    |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | BBQ gas line, Courtyard, Private Yard |
| Lot Description   | Back Lane, Back Yard                  |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 23                   |
| Zoning         | R-CG                 |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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