

# \$375,000 - 88, 740 Bracewood Drive Sw, Calgary

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MLS® #A2237273

**\$375,000**

2 Bedroom, 2.00 Bathroom, 1,057 sqft

Residential on 0.00 Acres

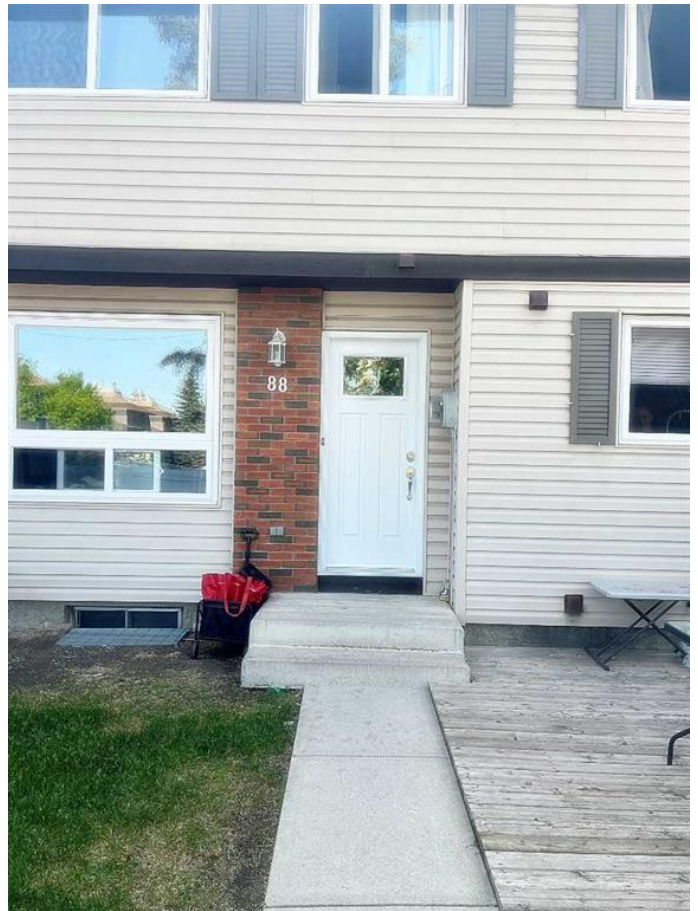
Braeside., Calgary, Alberta

Welcome to this bright and engaging fully finished unit tucked away in desirable Braeside. Lots of natural light from brand new vinyl windows and doors. Lots of upgrades including new paint and newer laminate. Private fenced front yard with large deck provides a private oasis for get togethers or barbeques. Two extra large bedrooms with a guest room in the fully finished basement. Basement boasts a large rec-room, full laundry and a guest bedroom. Assigned stall and lots of street parking, close to schools, transit, shopping, parks and pathways. Must be seen! Tenants rights, please provide 24 hours notice for showings.

Built in 1978

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2237273      |
| Price          | \$375,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,057         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |



Status Active

## Community Information

Address 88, 740 Bracewood Drive Sw  
Subdivision Braeside.  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2W 3N3

## Amenities

Amenities None  
Parking Spaces 1  
Parking Stall

## Interior

Interior Features No Smoking Home, Vinyl W  
Appliances Dishwasher, Dryer, Electric S  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features Private Yard  
Lot Description Front Yard  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed July 4th, 2025  
Days on Market 34  
Zoning M-C1 d100

## Listing Details

Listing Office Century 21 Bravo Realty



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