

# \$725,000 - 972 Bracewood Rise Sw, Calgary

MLS® #A2260191

## \$725,000

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	\$725,000



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	1
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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