# \$574,900 - 968 Bracewood Rise Sw, Calgary

MLS® #A2268511

### \$574,900

4 Bedroom, 3.00 Bathroom, 1,138 sqft Residential on 0.11 Acres

Braeside., Calgary, Alberta

\*\* Open House Saturday November 8th from 2pm - 4:30pm! \*\* This beautifully updated bungalow is move-in ready and waiting to welcome its next happy owners â€" perfect for first-time buyers, growing families, downsizers, or savvy investors!

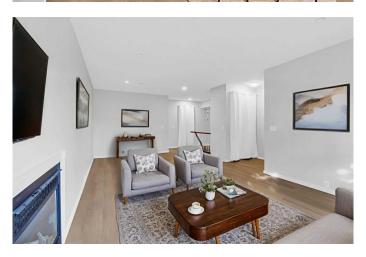
Step inside and you'II immediately notice the fresh paint and bright, cheerful vibe throughout. Thoughtful updates over the years make this home truly shine: a renovated kitchen (2017), updated main bath (2020), brand-new flooring (2025), newer windows (2018), asphalt roof (2015), and newer stainless steel appliances â€" including a 2024 fridge and a 2023 Bosch dishwasher. You'II also appreciate the peace of mind that comes with a new hot water tank, backflow valve, sump pump, washer/dryer, and freshly replaced window screens (July 2025).

The sun-filled main floor offers 3 bedrooms, 1.5 baths, and a comfortable, open layout ideal for everyday living. Downstairs, the fully finished basement (professionally completed with permit in 2015) adds amazing flexibility â€" featuring a large family area, full bath, fourth bedroom with egress window, and an additional flex space. There's even rough-in plumbing where a mini-kitchen once stood â€" ready for your own creative touch!

Step outside to your private southwest-facing







backyard, where mature trees, colourful perennials, and a charming playset create the perfect space for kids, pets, and weekend barbecues. With back-alley access, you'II also have plenty of room to build your dream garage (with approval of city permits). Stylish, functional, and full of personality â€" this Braeside gem truly checks all the boxes. Don't miss your chance to make it yours â€" book your private showing today and fall in love with your next chapter at 968 Bracewood Rise SW!

Built in 1979

## **Essential Information**

MLS® # A2268511 Price \$574,900

Bedrooms 4

Bathrooms 3.00

Full Baths 1
Half Baths 2

Square Footage 1,138

Acres 0.11

Year Built 1979

Type Residential

Sub-Type Detached
Style Bungalow

Status Active

## **Community Information**

Address 968 Bracewood Rise Sw

Subdivision Braeside.
City Calgary
County Calgary
Province Alberta
Postal Code T2W 3C9

#### **Amenities**

Parking Spaces 1

Parking None, On Street, See Remarks

Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window

Coverings

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

**Exterior** 

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

**Additional Information** 

Date Listed November 3rd, 2025

Days on Market 1

Zoning R-CG

**Listing Details** 

Listing Office RE/MAX Realty Professionals

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