

# \$605,000 - 247 Bracewood Road Sw, Calgary

MLS® #A2270469

## \$605,000

3 Bedroom, 2.00 Bathroom, 1,096 sqft  
Residential on 0.11 Acres

Braeside., Calgary, Alberta

Nice family home on a great quiet street in popular Braeside. The main floor features an older updated kitchen, 4 piece bathroom, three bedrooms with a very generous sized master as well as a very large open dining/living room. The basement is partially finished with a den and the family room has a wood burning fireplace. The area has mature trees, and the back yard has plenty of room to build an oversized double car garage with a secondary suite above it. ("A secondary suite would be subject to approval and permitting by the city/municipality.") The side drive way would give access to the garage or back lane access. Great location here. Close to the new ring road as well as schools, shopping, Southland Leisure Centre, transit, and other amenities.

Built in 1977

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2270469    |
| Price          | \$605,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,096       |
| Acres          | 0.11        |
| Year Built     | 1977        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 247 Bracewood Road Sw |
| Subdivision | Braeside.             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3C0C2                |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | No Animal Home                                                                          |
| Appliances        | Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                 |
| Cooling           | None                                                                                    |
| Fireplace         | Yes                                                                                     |
| # of Fireplaces   | 1                                                                                       |
| Fireplaces        | Wood Burning                                                                            |
| Has Basement      | Yes                                                                                     |
| Basement          | Full                                                                                    |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Back Lane                          |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 7                   |
| Zoning         | R-CG                |

**Listing Details**

Listing Office                    Century 21 Bamber Realty LTD.

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