

# \$639,900 - 488 Bracewood Crescent Sw, Calgary

MLS® #A2261944

**\$639,900**

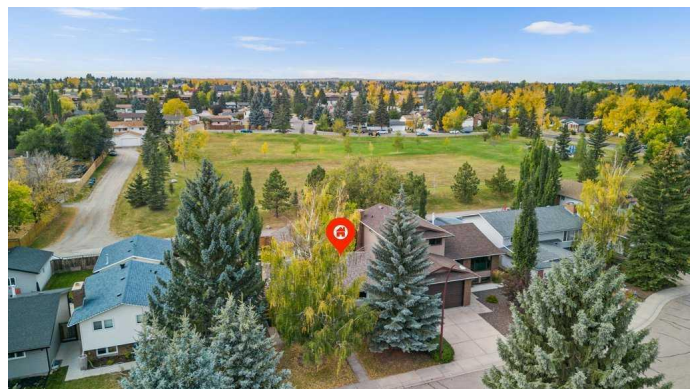
5 Bedroom, 3.00 Bathroom, 1,040 sqft  
Residential on 0.10 Acres

Braeside., Calgary, Alberta

Rare location backing onto a park that features a brand new playground! Located in a quiet cul-de-sac, this unique 3 bedroom bungalow features an opportunity to live or rent up, as the lower level has a "LEGAL" 2 bedroom suite! The main level is inviting and spacious, with its large living room and 3 bedrooms, plus 2 bathrooms! The updated kitchen overlooks the stunning backyard, garden and deck. Enjoy the sunny west-facing composite oversized deck from both the dedicated dining space and the primary bedroom (a retractable awning gives shade). The master suite has patio doors that lead onto the sunny deck and it also has an ensuite bathroom. Main floor laundry is another unique feature. The Legal basement suite showcases 2 bedrooms, a full kitchen and large living room / full bathroom. New carpet and Luxury Vinyl Plank flooring. Separate washer and dryer for suite. Newer furnace and hot water tank, new electrical panel! The garage is heated and provides a workshop area. Paved alley. This home is close to all amenities including restaurants, services, Southland Leisure Centre, schools and parks. With easy access to Stoney Trail and 14th street, you are close to amenities in any direction. \*\*This home attracts tenants - superb location, close to all amenities and "on the park"!

Built in 1977

## Essential Information



MLS® #	A2261944
Price	\$639,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,040
Acres	0.10
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	488 Bracewood Crescent Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3B8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Backs on to Park/Green Space

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 3rd, 2025
Days on Market	17
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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