

# \$579,800 - 968 Bracewood Rise Sw, Calgary

MLS® #A2259125

**\$579,800**

3 Bedroom, 3.00 Bathroom, 1,138 sqft

Residential on 0.11 Acres

Braeside., Calgary, Alberta

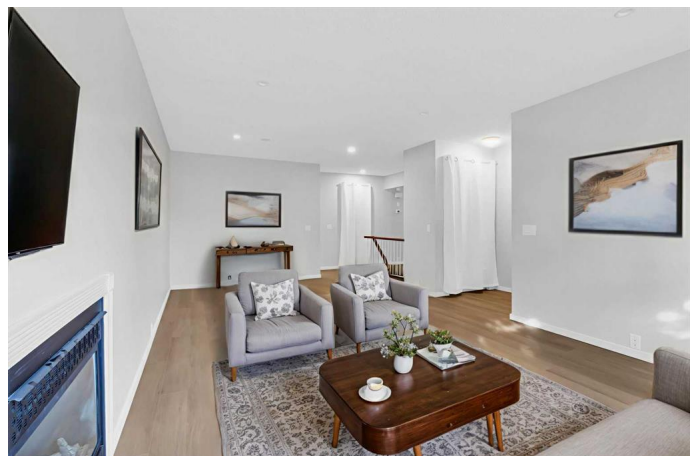
Welcome to 968 Bracewood Rise SW â€” a beautifully updated bungalow thatâ€™s move-in ready and perfect for first-time buyers, families, downsizers, or investors!

This charming detached home has been freshly painted and boasts major updates: renovated kitchen (2017), updated main floor bath (2020), brand-new flooring (2025), newer windows (2018), asphalt roof (2015), stainless steel appliances including a 2024 fridge and 2023 Bosch dishwasher, a one-month-old hot water tank, brand-new backflow valve, sump pump, washer and dryer, plus all screens replaced in July 2025. To top it off, the furnace had routine maintenance by HVAC Furnace Company just last week!

The bright main floor offers 3 bedrooms, 1.5 baths, and a spacious layout. The fully finished basement (with permit in 2015) adds tremendous value with a full bath, a large bedroom with egress window, a versatile den (potential 5th bedroom), and a generous family space. Perfect for extended family, a nanny, older children. This basement had previously a mini-kitchen, and all rough-ins remain in place â€” ready for you to create a bar-style/kitchen to suit your needs.

Outside, enjoy a sunny southwest-facing backyard with mature trees, perennials, and a playset â€” ideal for kids, pets, or entertaining. With back-alley access, thereâ€™s plenty of room to build your dream garage.

This home truly checks all the boxes: stylish updates, functional living, and excellent



investment potential. Don't miss your chance to book your private showing today and start your next chapter in Braeside!

Built in 1979

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2259125    |
| Price          | \$579,800   |
| Bedrooms       | 3           |
| 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        | On Street, None, 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    | October 1st, 2025 |
| Days on Market | 26                |
| Zoning         | R-CG              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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