

\$799,500 - 432 Bracewood Crescent Sw, Calgary

MLS® #A2234187

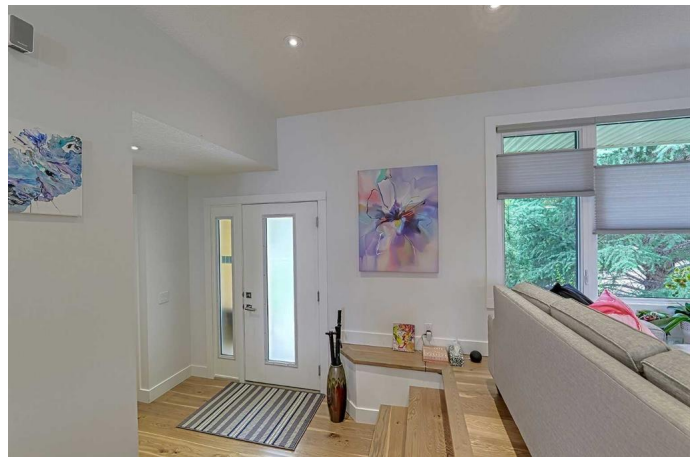
\$799,500

3 Bedroom, 3.00 Bathroom, 1,848 sqft

Residential on 0.12 Acres

Braeside., Calgary, Alberta

BEAUTIFULLY RENOVATED, this lovingly cared for home in the established community of Braeside offers 1,848 SF of above grade living space with no detail spared. From the chic curb appeal you will enter into the home with stunning wide plank hardwood flooring throughout all levels, stylish light fixtures and large windows allowing in an abundance of natural light. The living room opens to the spacious dining area and Chef's kitchen that is tastefully finished with quartz and stainless steel counter tops, an oversized island with beverage fridge, plenty of storage space and stainless steel appliances including a gas stove. Step down to the family room with cozy gas fireplace and access to the backyard with expansive composite deck (with gas line) and patio. A home office with custom built-ins, laundry room and 2 piece bathroom complete this space. Upstairs you will find the primary bedroom with a large walk-in closet and spa-like 4 piece ensuite with double sink vanity and glass encased STEAM shower. Two generously scaled bedrooms which share a 4 piece bathroom are also on this level. The basement is undeveloped with ample storage and room for future development. Don't overlook the OVERSIZED detached garage (25'x21') with paved lane access! Renovation also includes new roof, windows and doors, electrical and plumbing. Fantastic location close to Fish Creek Park, South Glenmore Park, Southland Leisure Centre, neighborhood parks, schools, shopping, public transit and



easy access to 24th Street & Southland Drive.
Book your showing today!

Built in 1978

Essential Information

MLS® #	A2234187
Price	\$799,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,848
Acres	0.12
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	432 Bracewood Crescent Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3B8

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Oversized, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Steam Room
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood,

	Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2025
Days on Market	7
Zoning	R-CG

Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.