\$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 3

Zoning R-CG

Listing Details

Listing Office MaxWell Canyon Creek

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