

\$574,900 - 968 Bracewood Rise Sw, Calgary

MLS® #A2268511

\$574,900

4 Bedroom, 3.00 Bathroom, 1,138 sqft
Residential on 0.11 Acres

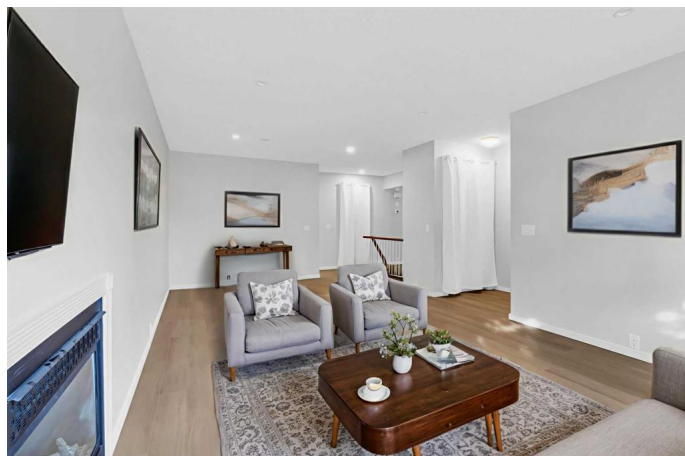
Braeside., Calgary, Alberta

This beautifully updated bungalow is move-in ready and waiting to welcome its next happy owners – perfect for first-time buyers, growing families, downsizers, or savvy investors!

Step inside and you™ immediately notice the fresh paint and bright, cheerful vibe throughout. Thoughtful updates over the years make this home truly shine: a renovated kitchen (2017), updated main bath (2020), brand-new flooring (2025), newer windows (2018), asphalt roof (2015), and newer stainless steel appliances – including a 2024 fridge and a 2023 Bosch dishwasher. You™ also appreciate the peace of mind that comes with a new hot water tank, backflow valve, sump pump, washer/dryer, and freshly replaced window screens (July 2025).

The sun-filled main floor offers 3 bedrooms, 1.5 baths, and a comfortable, open layout ideal for everyday living. Downstairs, the fully finished basement (professionally completed with permit in 2015) adds amazing flexibility – featuring a large family area, full bath, fourth bedroom with egress window, and an additional flex space. There™s even rough-in plumbing where a mini-kitchen once stood – ready for your own creative touch!

Step outside to your private southwest-facing backyard, where mature trees, colourful



perennials, and a charming playset create the perfect space for kids, pets, and weekend barbecues. With back-alley access, youâ€™ll also have plenty of room to build your dream garage (with approval of city permits). Stylish, functional, and full of personality â€“ this Braeside gem truly checks all the boxes. Donâ€™t miss your chance to make it yours â€“ book your private showing today and fall in love with your next chapter at 968 Bracewood Rise SW!

Built in 1979

Essential Information

MLS® #	A2268511
Price	\$574,900
Bedrooms	4
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	None, On Street, 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	November 3rd, 2025
Days on Market	7
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
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