



THE
A-TEAM

**RE/MAX
FIRST**

624 BRACEWOOD Drive, Calgary T2W3C7

MLS® #: **A2126409**

Area: **Braeside**

Listing Date: **04/25/24**

List Price: **\$499,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

1977

Lot Information

Lot Sz Ar:

3,767 sqft

Lot Shape:

9.14 Meters x 38.4 Meters

Access:

Lot Feat:

Park Feat:

Back Yard,Dog Run Fenced In,Few Trees,Front Yard,Lawn,No Neighbours Behind,Paved,Rectangular Lot Asphalt,Driveway,Off Street,On Street,Parking Pad,Shared Driveway

DOM

24

Layout

Beds:

4 (2 2)

Baths:

2.0 (2 0)

Style:

4 Level Split,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Utilities and Features

Roof:

Shingle,Tar/Gravel

Heating:

Forced Air,Natural Gas

Sewer:

Dog Run,Fire Pit,Private Entrance,Private Yard,Storage

Construction:

Vinyl Siding,Wood Frame,Wood Siding

Flooring:

Carpet,Ceramic Tile,Concrete,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer

Int Feat:

High Ceilings,Laminate Counters,Pantry

Utilities:

Room Information

Room

4pc Bathroom

Bedroom

Kitchen With Eating Area

Dining Room

Bedroom

3pc Bathroom

Level

Second

Second

Main

Main

Basement

Basement

Dimensions

8`7" x 7`11"

13`11" x 8`7"

10`11" x 7`8"

11`11" x 7`8"

15`8" x 9`4"

8`7" x 8`0"

Room

Bedroom - Primary

Pantry

Living Room

Family Room

Bedroom

Laundry

Level

Second

Second

Main

Basement

Basement

Basement

Dimensions

13`11" x 10`3"

6`8" x 4`7"

11`2" x 11`2"

22`8" x 10`11"

15`8" x 8`11"

9`11" x 7`8"

Workshop	Basement	13`10" x 7`8"	Storage Legal/Tax/Financial	Basement	24`0" x 18`0"
Title: Fee Simple Legal Desc:		Zoning: R-C2			
	7710175			Remarks	
Pub Rmks:	DON'T MISS OUT ON THIS RARE GEM IN DESIRABLE SW COMMUNITY! Welcome to 624 Braeside Drive—with 4 LARGE and sunny bedrooms, 2 full bathrooms, and 1800+ total square feet of developed living space, you will not find a more functional home! This property is ideal for a growing family, a first-time home-buyer, or an investor looking for a perfect long-term rental. It has been well-maintained over the years, with many of the major upgrades already complete, including new shingles (2021) and fence (2019), front porch (2020), and hot water tank (2020), etc. It features durable laminate and tile flooring in the main living spaces, and the carpets in the bedrooms and on the stairs were all replaced recently. As you enter the home, you are welcomed into the main floor living-dining area and kitchen, with an adjacent front porch and sliding patio doors off the dining room. The kitchen is well laid-out and fully equipped, and the whole main floor is spacious enough to provide a large entertaining area with flexible functionality. Up a few steps, you will find two spacious south-facing bedrooms including the extra large primary, the main bathroom in close proximity, and a walk-in pantry/storage closet. If you head downstairs, you will be greeted by two additional bright and spacious bedrooms with large south-facing windows and a second full bathroom. Down another level you will be welcomed by a second spacious living area that is fully developed and just waiting to be used as a cozy space for the family, for a hobby-room, and/or a play-room for the kids to run around. This level also features additional space for storage and a separate room that functions as a shop-area, utility room, and laundry room. The property offers a paved front driveway with off-street parking for two vehicles. You will also be delighted by the large, sunny, south-facing back-yard, including a separate dedicated area for a dog-run (if needed), a shed, and a spacious back deck. The established flower-beds and firepit area make the yard a lovely place to enjoy sunny afternoons and evenings. The home is situated on a quiet street within walking distance to local shops and restaurants, bus-stops, schools, and parks. It is a quick 20-minute commute to downtown Calgary, but also provides easy access to the new ring-road and close proximity to the mountains for those who want to escape the city life on the weekend. Whether you are looking to make this place your own cozy home, or seeking to provide a quality rental opportunity this property is a must-see!				
Inclusions: Property Listed By:	1 Basement refrigerator (beside washer/dryer), Shed CIR Realty				

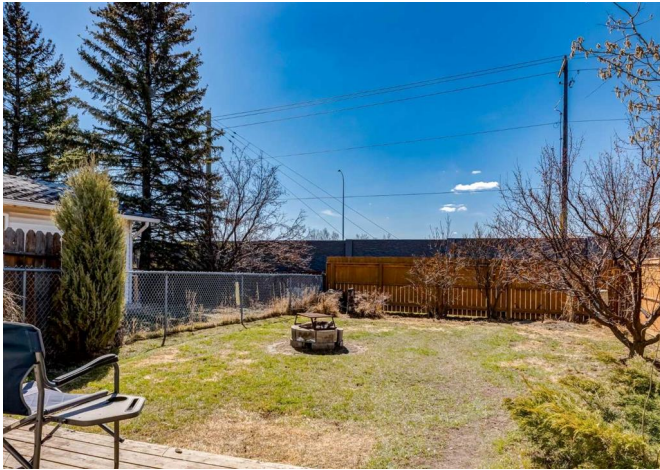
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











624 BRACEWOOD DRIVE SW

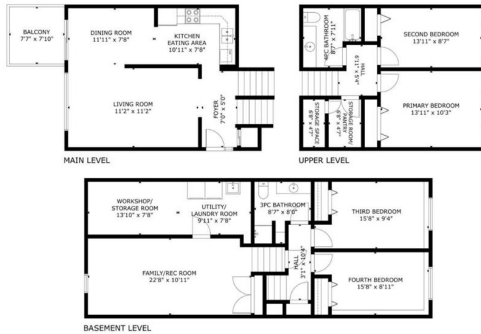
MAIN LEVEL ABOVE GRADE AREA (SQ. FT.)
UPPER LEVEL ABOVE GRADE AREA (SQ. FT.)
TOTAL SQ. FT.

485,750 SQ. FT. 45,100 M.
503,500 SQ. FT. 46,700 M.
989,250 SQ. FT. 91,800 M.

FINISHED BELOW GRADE

702,750 SQ. FT. 65,300 M.

CONTACT: COLE JORDAN
PHONE: 403 808 5148
EMAIL: CJORDAN@CIRREALTY.CA



©2023 Cir Realty. All rights reserved. Cir Realty is a registered trademark of Cir Realty. All other trademarks are the property of their respective owners. This document is for informational purposes only and does not constitute an offer of real estate. Please consult with a real estate professional for more information.