

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

MLS® #A2234187

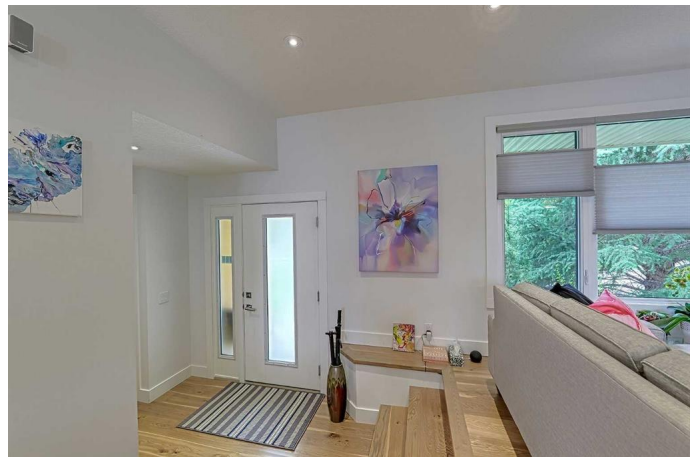
**\$799,500**

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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