



## 740 Bracewood Drive Calgary Alberta

\$369,900

Discover the potential of this affordable charmer in Braeside! This prime end-unit townhome offers over 1,054 sq ft, perfect for first-time buyers or anyone looking to put their own stamp on a home. Featuring 2 spacious bedrooms and 1.5 baths, the layout includes a large, bright living room, functional kitchen with newer appliances, and a convenient half bath on the main floor. The partially finished basement provides a rec room and laundry area, offering extra space to transform. With a low maintenance landscaped, fenced front yard and situated in a well-maintained, family and pet-friendly complex, this home is ideal for those want to get into home ownership and do little updates as they live there. The property is in a quiet location the complex, across from the green space and playground! The community of Braeside is close to playgrounds, transit, schools, Fish Creek Park, Glenmore Reservoir and all the amenities you'll need, plus easy access to Stony Trail. Priced affordably on the lower side, this home offers a fantastic opportunity to create something special while building value over time! (id:6769)

Recreational, Games room 16.83 Ft x 17.08 Ft

Furnace 19.00 Ft x 9.33 Ft

2pc Bathroom 5.00 Ft x 4.08 Ft

Dining room 12.25 Ft x 10.25 Ft

Kitchen 6.92 Ft x 7.83 Ft

Living room 13.67 Ft x 10.83 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Bedroom 10.83 Ft x 12.83 Ft

Primary Bedroom 15.67 Ft x 9.92 Ft

Listing Presented By:



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(CENTRAL)**

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