

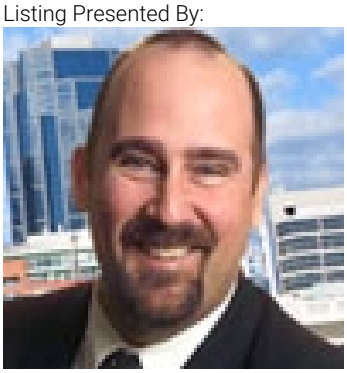
740 Bracewood Drive Calgary Alberta

$319,900

Great value! Well-priced (under tax assessment value $349,000) for a quick sale , very flexible possession date -- an excellent opportunity for first-time buyers. The main floor features a spacious living room with a cozy wood-burning fireplace, perfect for cold evenings or a romantic night in. A large east-facing picture window overlooks your fenced yard and the central green space, bringing in beautiful morning sun. A convenient 2-piece bathroom completes the main level. The bright kitchen offers a generous eating area, ideal for enjoying your morning coffee. Upstairs, you'll find two spacious bedrooms with great closet space and a 4-piece bathroom. The fully developed basement provides even more living space with a comfortable family room, laundry area, and a huge storage room. This well-managed complex has a healthy reserve fund, water included in the condo fees, and low utility bills -- all big advantages for first-time homeowners. Parking stall #108 is located just steps away in front of the unit, with plenty of visitor parking close by. Braemeadows is close to everything you need: schools, shopping, golf, parks, and everyday conveniences. It's just a two-minute walk to Tim Hortons, shops, restaurants, and a walk-in medical clinic. A short drive brings you to Costco, Southland Leisure Centre, Braeside Elementary School, and Fish Creek Park. A fantastic starter home -- book your private showing today! (id:6769)

4pc Bathroom 8.00 Ft x 4.92 Ft
Bedroom 10.83 Ft x 12.83 Ft
Primary Bedroom 15.67 Ft x 10.00 Ft
Recreational, Games room 16.75 Ft x 13.50 Ft
Furnace 19.00 Ft x 11.00 Ft
2pc Bathroom 5.00 Ft x 4.08 Ft
Dining room 12.25 Ft x 9.92 Ft
Foyer 8.33 Ft x 4.08 Ft
Kitchen 7.00 Ft x 7.92 Ft
Living room 13.67 Ft x 10.83 Ft

Listing Presented By:



Originally Listed by:
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RE/MAX Realty Professionals

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