

**95, 740 Bracewood Drive SW
Calgary, Alberta**

MLS # A2226017



\$399,900

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,023 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 354
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry		

Inclusions: N/A

Welcome to this super cute, fully finished 3-bedroom end-unit townhome tucked away in one of the city's most desirable and established neighborhoods. Perfectly positioned facing a beautiful greenspace with a park just steps away, this home offers the perfect blend of comfort, community, and convenience. Inside, you'll find a bright and welcoming layout with thoughtful updates, cozy living spaces, and plenty of natural light flowing in through extra end-unit windows. The sizeable yet functional kitchen features sleek stainless steel appliances, updated cabinetry and stylish full tile back splash situated adjacent to a designated dining area that offers additional storage and convenient pantry. The finished basement offers even more space for a family room, home office, or hobby area with your own in-suite laundry area. Upstairs, three spacious bedrooms provide room for everyone with the Primary Bedroom showcasing great square footage and large closet; while outside, you'll love having direct access to the park — perfect for morning coffees, evening strolls, or watching kids play just beyond your front door. The fully fenced in front yard area is spacious and boasts an over sized deck with still having a small yard area to enjoy, ideal for a young family. Previously, having gone through a renovation, this home presents well and is ready for a new family to call it home. It comes with an assigned stall and offers plenty of street parking. Set in a friendly, close-knit neighborhood where people still wave hello and neighbors become friends, this is a place where community truly matters. Mature trees, walkable streets, and nearby amenities make this home a rare find for those looking for a quiet, connected lifestyle. Whether you're a first-time buyer, a small family, or simply looking to downsize into a community that feels like home — this

townhome is a true gem.