

\$596,800 - 968 Bracewood Rise Sw, Calgary

MLS® #A2259125

\$596,800

3 Bedroom, 3.00 Bathroom, 1,138 sqft

Residential on 0.11 Acres

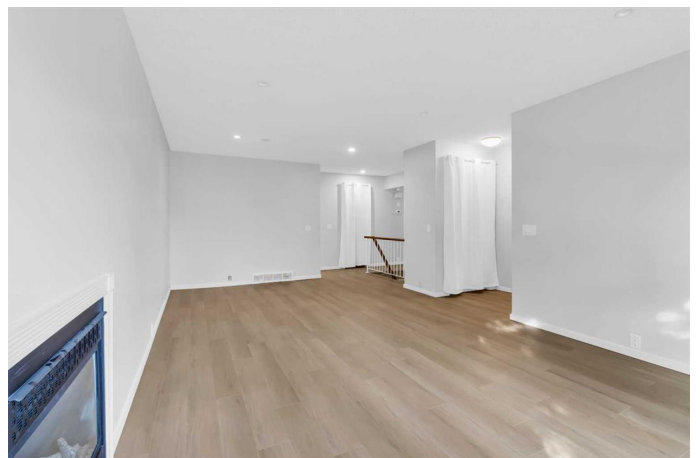
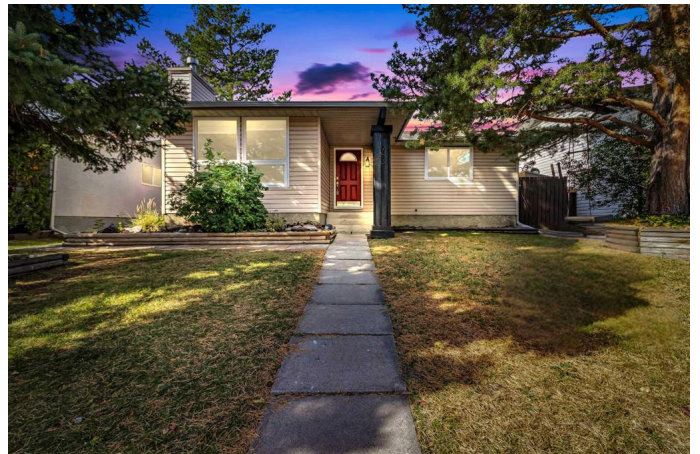
Braeside., Calgary, Alberta

**** Open House Saturday, October 11th from 2pm - 4:30pm! **** Welcome to 968 Bracewood Rise SW â€” a beautifully updated bungalow thatâ€™s move-in ready and perfect for first-time buyers, families, downsizers, or investors!

This charming detached home has been freshly painted and boasts major updates: renovated kitchen (2017), updated main floor bath (2020), brand-new flooring (2025), newer windows (2018), asphalt roof (2015), stainless steel appliances including a 2024 fridge and 2023 Bosch dishwasher, a one-month-old hot water tank, brand-new backflow valve, sump pump, washer and dryer, plus all screens replaced in July 2025. To top it off, the furnace had routine maintenance by HVAC Furnace Company just last week!

The bright main floor offers 3 bedrooms, 1.5 baths, and a spacious layout. The fully finished basement (with permit in 2015) adds tremendous value with a full bath, a large bedroom with egress window, a versatile den (potential 5th bedroom), and a generous family space. Perfect for extended family, a nanny, older children, or even income potential (illegal suite/or a secondary suite would be subject to approval and permitting by the city/municipality). This basement had previously a mini-kitchen in this area, and all rough-ins remain in place â€” ready for you to create a bar-style or mini-kitchen to suit your needs.

Outside, enjoy a sunny southwest-facing



backyard with mature trees, perennials, and a playset – ideal for kids, pets, or entertaining. With back-alley access, there’s plenty of room to build your dream garage. This home truly checks all the boxes: stylish updates, functional living, and excellent investment potential. Don’t miss your chance – book your private showing today and start your next chapter in Braeside!

Built in 1979

Essential Information

MLS® #	A2259125
Price	\$596,800
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,138
Acres	0.11
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	968 Bracewood Rise Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3C9

Amenities

Parking Spaces	1
Parking	None, On Street, See Remarks

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	11
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.