

# \$385,000 - 75, 740 Braewood Drive Sw, Calgary

MLS® #A2209695

**\$385,000**

3 Bedroom, 2.00 Bathroom, 1,017 sqft  
Residential on 0.00 Acres

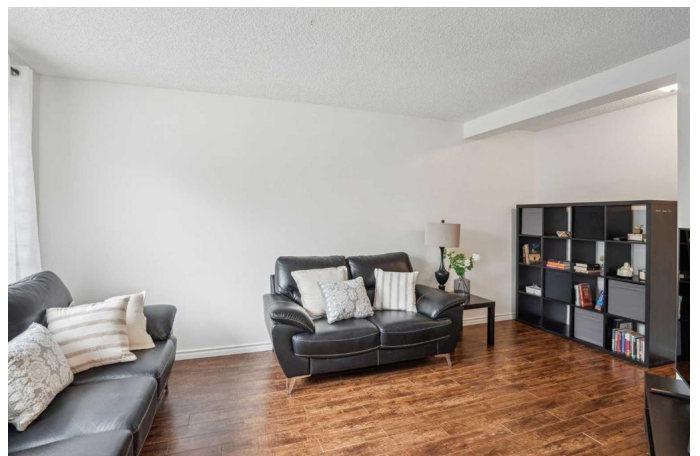
Braeside., Calgary, Alberta

Welcome to this beautiful and inviting townhome located in the peaceful, pet-friendly complex of Braeside Meadows. Ideally positioned on a quiet green park, this outstanding unit features a large fenced front yard with a low-maintenance shale rock patio and a grassy area, perfect for both kids and pets.

Step inside to discover a spacious living room, a convenient 2-piece powder room, and a well-designed kitchen with a bright window that fills the space with natural light. The open concept dining area is ideal for entertaining guests or enjoying family meals. The kitchen shines with sleek stainless steel appliances, abundant cabinetry, and a thoughtful layout that blends function and style. The property has been freshly painted and is move in ready to suit your lifestyle with a blend of convenience and charm.

Upstairs, you'll find a generously sized primary bedroom with a large closet featuring built-in organizers, along with two additional bedrooms and a good sized 4-piece bathroom. The fully developed basement adds even more living space with a versatile recreation room and an impressively large furnace/laundry room, designed to maximize both utility and comfort.

This well-managed complex has seen recent upgrades, including vinyl fencing, new windows, and a new roof. The lovely home includes one assigned parking stall, conveniently located steps away from the



home.

Located in one of Calgary's most desirable and well established communities of Braeside, you will fall in love with the charm, mature trees and endless amenities. You are just minutes from the Southland Leisure Centre, Fish Creek Park, Southcentre Mall, Canyon Meadows Aquatic & Fitness Centre, and the Glenmore Reservoir. Within walking distance to parks, schools, off-leash dog areas, and local dining options. Quick access to Stoney Trail and public transit makes commuting around the city effortless. Don't miss out, call today to schedule a private viewing of this incredible property!

Built in 1978

### **Essential Information**

MLS® #	A2209695
Price	\$385,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,017
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	75, 740 Bracewood Drive Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W3N3

## Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

## Interior

Interior Features	Closet Organizers, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 9th, 2025
Days on Market	7
Zoning	M-C1

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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