

**88, 740 Bracewood Drive SW
Calgary, Alberta**

MLS # A2237273

\$375,000



Division:	Braeside		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,057 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 354
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions:	N/A
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Welcome to this bright and engaging fully finished unit tucked away in desirable Braeside. Lots of natural light from brand new vinyl windows and doors. Lots of upgrades including new paint and newer laminate. Private fenced front yard with large deck provides a private oasis for get togethers or barbeques. Two extra large bedrooms with a guest room in the fully finished basement. Basement boasts a large rec-room, full laundry and a guest bedroom. Assigned stall and lots of street parking, close to schools, transit, shopping, parks and pathways. Must be seen! Tenants rights, please provide 24 hours notice for showings.