



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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88, 740 Bracewood Drive SW
Calgary, Alberta

MLS # A2237273



\$375,000

| | | | |
|-------------|--------------------------------|------------|-----------|
| 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 | | |

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.