

\$622,500 - 11204 Braeside Drive Sw, Calgary

MLS® #A2203179

\$622,500

3 Bedroom, 2.00 Bathroom, 1,155 sqft

Residential on 0.14 Acres

Braeside., Calgary, Alberta

****OPEN HOUSE SAT APRIL 12.....11AM-1 PM**....**Welcome to your new home, nestled in the sought-after community of Braeside! This well-maintained 3 level split sits on a large corner lot, providing privacy in the gorgeous south-facing backyard, complete with 2 decks!! Offering approximately 1500 square feet of developed living space, its conveniently close to parks, schools, shopping and a hop, skip and a jump away from many major roadways, making commuting a breeze! As you enter, you are greeted by a free flowing living room and dining room layout, allowing for those special family gatherings. Enjoy those cold winter nights snuggled up with your upgraded fireplace. The open concept kitchen makes cooking easy and enjoyable with plenty of cabinet and counter space! This home boasts beautiful hardwood throughout the main and upper level. Venture upstairs to your tasteful 5 piece bathroom, spacious primary bedroom, 2 piece en-suite and 2 additional bedrooms. This home is complete with a fully finished basement and large laundry room. Upgrades include: newer windows, electrical panel (~10 years), refrigerator (2023), bathrooms (~2016), fireplace (2021), humidifier (~2023), newer paint, and new garage door (2019). Book your showing today with your favorite realtor!

Built in 1971

Essential Information



MLS® #	A2203179
Price	\$622,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,155
Acres	0.14
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	11204 Braeside Drive Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W1R4

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

Interior

Interior Features	Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Crawl Space

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2025
Days on Market	31
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------



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.