

11204 Braeside Drive SW
Calgary, Alberta

MLS # A2203179



\$649,900

Division:	Braeside		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,155 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Private, Sloped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Cabinet in basement

OPEN HOUSE: Sunday, March 23, 2025 12:30pm-3:00pm. 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!