

# \$634,900 - 11204 Braeside Drive Sw, Calgary

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MLS® #A2203179

## \$634,900

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          | \$634,900     |
| 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, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Crawl Space, Finished, Full  |

**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 | 28               |
| Zoning         | R-CG             |

**Listing Details**

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



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