

\$537,500 - 316 Braniff Place Sw, Calgary

MLS® #A2087832

\$537,500

4 Bedroom, 3.00 Bathroom, 1,165 sqft

Residential on 0.15 Acres

Braeside, Calgary, Alberta

BE QUICK TO COME SEE THIS FANTASTIC 1165sqft BUNGALOW TUCKED AWAY ON A QUIET CUL DE SAC IN BRAESIDE WITH MATURE TREES AND A SUMMER SUNDRENCHED, SOUTH-FACING BACKYARD!! Youâ€™ll find 3 bedrooms up (hardwood flooring) with the Primary having its own 2Pc ensuite, and 1 bedroom down but requires itâ€™s window to be replaced for proper egress. One of the first few improvements the homeowner undertook when he purchased the home in 2005 was opening up the kitchen to the living room, creating a warm, inviting living space, as well as adding laminate flooring in 2006 and rejuvenating the main bathroom in 2008. Over the ensuing years, the owner has integrated a number of other invaluable updates/improvements including new granite kitchen countertops (2023), replacing the extensive asphalt driveway (2022), topping up the attic insulation (2018), installing a cozy/warm gas insert fireplace (2017), replacing the asphalt shingles (2015) and the main front window (2014), and of course downstairs, installing a 3Pc bathroom and cork flooring (2008). The most recent addition this past summer was a building a beautiful segment of artistic fencing between him and the neighbour to the west! check out this special, labour of love, piece of art!

Youâ€™ll discover the Southland Leisure Centre, retail amenities, playgrounds, parks,



schools, are within a short walk using the community's various pathways, and the Braeside Community Centre plus the Braeside off-leash dog park, is literally 1-2 blocks away. Not often does this combination of house, yard, location come together on the market; at this moment, there's only one other Bungalow actively for sale in Braeside so DON'T MISS YOUR OPPORTUNITY TO VIEW AND MAKE AN OFFER ON THIS GEM OF A HOME!!

Built in 1972

Essential Information

MLS® #	A2087832
Price	\$537,500
Sold Price	\$542,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,165
Acres	0.15
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	316 Braniff Place Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1R7

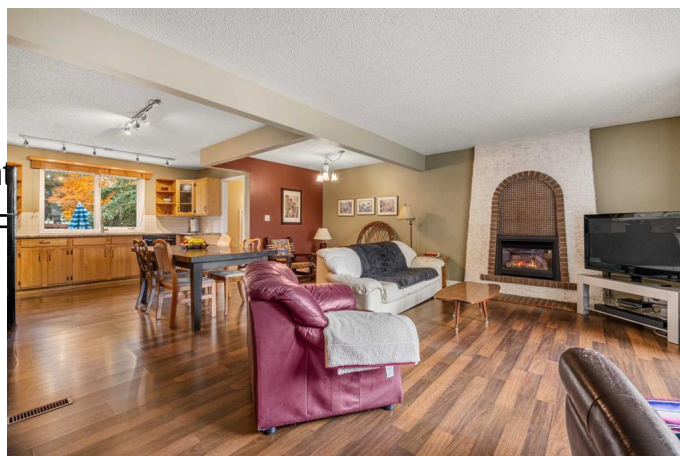
Amenities

Parking Spaces	2
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Parking Parking Pad

Interior

Interior Features Ceiling Fan(s), Granite Countertops
Appliances Dishwasher, Electric Stove, Freezer, Refrigerator
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Insert, Living Room
Has Basement Yes
Basement Finished, Full



Exterior

Exterior Features Garden
Lot Description Cul-De-Sac
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 19th, 2023
Date Sold November 8th, 2023
Days on Market 20
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office RE/MAX FIRST

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