

\$684,900 - 11468 Braniff Road Sw, Calgary

MLS® #A2111324

\$684,900

4 Bedroom, 3.00 Bathroom, 1,286 sqft

Residential on 0.17 Acres

Braeside, Calgary, Alberta

This HUGE bungalow in the mature area of Braeside has all the space you need for a growing family or a great live-up and rent down option to help lower your monthly costs! Your new home is waiting with 3 bedrooms on the main level and a new open concept living room adjacent to the kitchen with island for making those gourmet dinners or entertaining friends and family. Moving into the primary bedroom you will find a convenient 2 piece en-suite bath with new carpet. Additional bedrooms on the main level have easy access to the full bathroom on this level and laundry located in the third bedroom or this could be your office as well with lots of natural light from the large windows. Moving to the lower level this home features another large bedroom, full kitchen, storage, and it's own laundry area. This ideally located home has been renovated with new kitchens featuring durable quartz counter tops throughout, new paint interior/exterior, recessed lighting, new flooring, new bathrooms and fencing in the back yard to create a private BBQ area. Situated on a quiet street this home has a larger lot with space to build a double garage and still have room left over to park your RV or toy hauler. This home is also located close to schools, shopping parks - including an OFF-lease dog park, minutes to the canyon meadows golf club, and easy access to the newly finished Calgary Ring-road to get anywhere in town with ease. Call your favourite real estate agent to book a showing today.



Built in 1972

Essential Information

MLS® #	A2111324
Price	\$684,900
Sold Price	\$684,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,286
Acres	0.17
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	11468 Braniff Road Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1S3

Amenities

Parking Spaces	4
Parking	Off Street

Interior

Interior Features	Breakfast Bar, Kitchen Island, Separate Entrance
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Level, Many Trees
Roof	Asphalt Shingle
Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	April 30th, 2024
Days on Market	61
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Comox Realty
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