

\$376,763 - 6, 11407 Braniff Road Sw, Calgary

MLS® #A2135561

\$376,763

4 Bedroom, 2.00 Bathroom, 1,126 sqft

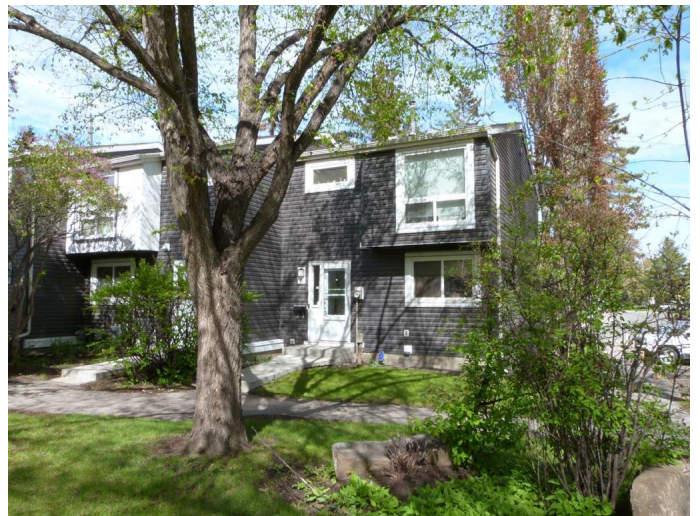
Residential on 0.00 Acres

Braeside, Calgary, Alberta

Private and quiet, surrounded by mature trees and paved paths...Come home to style in this contemporary END UNIT painted in modern colours! Featuring 1,525 sq ft of developed living area with a welcoming Main Floor that has HARDWOOD flooring, a bright kitchen, separate dining room, an open & cozy living room, storage closets and a guest bathroom! There's great closet space, an upgraded full bathroom & three bedrooms on the Upper Level and The basement is thoughtfully designed to accommodate a LARGE FOURTH BEDROOM or Rec Room! Designed with beautiful barn doors opening or dividing spaces, designated laundry area and separate utility room. Finishing updates include vinyl windows, modern bathrooms, tile flooring at both entrances and inset beveled glass windows in the doors! Outside enjoy the patio and fenced yard, all only steps from parking and postal delivery. This complex is well managed with vinyl siding redone in recent years! Close to several amenities: Stoney access, Costco, shopping, restaurants, playground, Community Centre, Southland Leisure and Fish Creek Park! Interior photos are from prior to tenancy, current Tenant's child added some crayon masterpieces to the wall otherwise photos represent the property well. Long possession or assume the Tenant.

Built in 1970

Essential Information



MLS® #	A2135561
Price	\$376,763
Sold Price	\$366,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,126
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	6, 11407 Braniff Road Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1C5

Amenities

Amenities	Other, Parking
Parking Spaces	1
Parking	Off Street, Outside, Parking Lot, See Remarks, Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped,

	Private, See Remarks
Roof	Asphalt Shingle
Construction	See Remarks, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 28th, 2024
Date Sold	July 3rd, 2024
Days on Market	36
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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