

\$699,900 - 11231 Braniff Road Sw, Calgary

MLS® #A2136996

\$699,900

4 Bedroom, 2.00 Bathroom, 1,053 sqft

Residential on 0.13 Acres

Braeside, Calgary, Alberta

WELCOME HOME to the family friendly community of Braeside, WALKING distance to all SCHOOLS and amenities and to SOUTHLAND LEISURE CENTRE. This home is MOVE IN READY. Excellent home, featuring a large lot with RV PAD and boasts a total 2027 SQ of developed space. Loaded with lots of upgrades including NEW WINDOWS and DOORS, new laminate FLOORING, NEWER PAINT throughout the whole house, NEW STUCKO finish with foam INSULATION, NEWER KITCHEN cabinets with self-closing mechanisms, RECESSED LIGHTING in the living room, kitchen and basement wood countertops and many more. Lower level features Massive Rec Room with wooden Fireplace, 4th possible Bedroom/Den +3pc BATH room + plenty storage for your extra belongings. The large backyard with well maintained landscape, large CUSTOM DECK is perfect for outdoor entertaining and relaxation, fenced RV PAD included also and still plenty of room left for all your outdoor toys. Braeside offers many parks and amenities on 24 Street at the Oak Ridge Mall, or the Braeside SHOPPING CENTRE. With areas like the Glenmore Reservoir, Fish Creek Park, South Centre Mall and the NEW COSTCO just 5 minutes away, Short walk to all schools, shopping and Southland Leisure Centre this house is in PRIME LOCATION. Don't miss this opportunity please call me or your favorite Realtor for your private showing today.



Built in 1971

Essential Information

MLS® #	A2136996
Price	\$699,900
Sold Price	\$700,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,053
Acres	0.13
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	11231 Braniff Road Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1C4

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Parking Pad, RV Access/Parking, RV Gated

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows
Appliances	Dishwasher, Electric Stove, European Washer/Dryer Combination, Microwave, Range Hood, Refrigerator
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Landscaped, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2024
Date Sold	June 3rd, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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