

\$375,000 - 52, 11407 Braniff Road Sw, Calgary

MLS® #A2146788

\$375,000

3 Bedroom, 2.00 Bathroom, 1,109 sqft

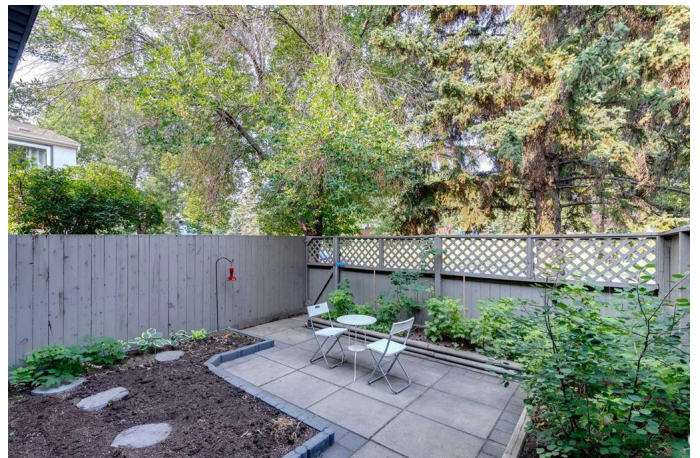
Residential on 0.00 Acres

Braeside, Calgary, Alberta

Welcome to Braeside Village, a beautifully maintained townhome complex. Unit 52 offers over 1,500 sqft of fully developed living space. This move-in ready gem boasts 3 spacious bedrooms and 1.5 bathrooms, perfect for families or first-time homebuyers. Enjoy sunlight throughout the day thanks to the large windows. The main floor includes a large living room and convenient powder room. Upstairs you'll find 3 well sized bedrooms including the large primary. This unit has a developed basement with vinyl flooring which provides a great space for a games area, workshop or extra living space. The fully fenced, west-facing backyard offers direct access to a park and playground, ideal for family activities and outdoor relaxation. Benefit from excellent financials and a well-run community. All exterior renovations were completed in the last 4 years to give you peace of mind. Just a 5-minute walk to Braeside Elementary and the community garden, and a 10-minute walk to the Leisure center, this area is well positioned for all the access you need. Don't miss the opportunity to own this charming townhome in a desirable Calgary neighborhood. Schedule a viewing today and experience the perfect blend of comfort, convenience, and community living.

Built in 1970

Essential Information



MLS® #	A2146788
Price	\$375,000
Sold Price	\$372,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,109
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	52, 11407 Braniff Road Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W1C5

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2024
Date Sold	August 12th, 2024
Days on Market	26
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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