

\$599,900 - 220 Braniff Place Sw, Calgary

MLS® #A2162790

\$599,900

2 Bedroom, 4.00 Bathroom, 1,135 sqft

Residential on 0.41 Acres

Braeside, Calgary, Alberta

WOW! Opportunity knocks, Braeside community S.W. one of the largest desirable lots Huge 0.47 acre backing SE onto a greenspace. Beautiful mature trees, located on a quiet cul-de-sac. Large enough for a Pool and Sports court. Bungalow with a huge oversized garage and heater- 30'x26' additional hot tub room attached to garage. Renovators dream, 2 large bedrooms both with ensuite baths, plus additional 4pc bath on main. Large living room and dining room with wood burning fireplace/gas log lighter. Kitchen has oak cabinets, tiled flooring, black appliances and a pull out pantry, room for a kitchen table w/ceiling fan. Den/office off dining area ,window facing this amazing yard. Patio doors off Primary bedroom to large deck. Lower level has been used for family member non-legal suite. Living room-bedroom- kitchen, 2nd fridge + stove. Additional 4pc bath and cozy gas fireplace. Laundry room is in lower level. Great Location, Value and Opportunity!! Most of this home is in original condition. Walking distance to everything, Schools, Community centre, Shopping, Churches and Southland Leisure centre. Minutes to Glenmore Reservoir, Express bus to LRT and Downtown. This is a Great Community!

Built in 1972

Essential Information

MLS® #

A2162790



Price	\$599,900
Sold Price	\$662,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,135
Acres	0.41
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	220 Braniff Place Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1R8

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Electric Range, Electric Stove, Garburator, Refrigerator, See Remarks, Trash Compactor, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Log, Wood Burning
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Other, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many Trees, Pie Shaped Lot
Roof	Concrete, Metal
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 13th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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