

\$599,000 - 11039 Brae Road Sw, Calgary

MLS® #A2179485

\$599,000

3 Bedroom, 2.00 Bathroom, 1,200 sqft
Residential on 0.14 Acres

Braeside, Calgary, Alberta

This beautifully maintained 3-bedroom, 1.5-bathroom home offers the perfect blend of comfort and convenience in the sought-after community of Braeside. Tucked away on a quiet cul-de-sac, it's an ideal choice for first-time homebuyers or those looking to downsize to a low-maintenance, move-in-ready property.

With all the major updates already completed, you can enjoy peace of mind knowing the big expenses have been taken care of. The furnace was installed in 2010, the air conditioning system in 2019, and the hot water tank in 2018. The roof was replaced in 2018, and the windows were updated in 2014, ensuring energy efficiency and long-term durability. This home is a blank canvas waiting for you to make it your own.

The spacious yard offers endless potential, including the opportunity to add the garage of your dreams. Whether you need extra storage, a workshop, or a place to park your vehicles, this home provides the flexibility to design it your way.

Located in Braeside, the home offers unparalleled convenience with quick access to Stoney Trail, 14th Street, and Anderson Road, making commutes and travel effortless. It's close to highly regarded schools, a variety of shopping options, and recreational highlights like the Southland Leisure Centre



and the stunning Glenmore Reservoir. For added convenience, the new Costco is just minutes away, perfect for all your shopping needs.

Beyond its practicality, this home is a haven of tranquility. Situated on a quiet cul-de-sac, it offers a safe and peaceful environment for families or those looking to enjoy a quieter pace of life. The home has been lovingly cared for over the years and is ready to welcome its next owners.

Whether you're starting your homeownership journey or seeking a more manageable space in a vibrant community, this Braeside property is an excellent opportunity. Schedule your viewing today and take the first step toward making it yours!

Built in 1972

Essential Information

MLS® #	A2179485
Price	\$599,000
Sold Price	\$575,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,200
Acres	0.14
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	11039 Brae Road Sw
---------	--------------------

Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1E2

Amenities

Parking	Off Street
---------	------------

Interior

Interior Features	No Smoking Home, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 15th, 2024
Date Sold	November 22nd, 2024
Days on Market	6
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.