

# \$634,900 - 11204 Braeside Drive Sw, Calgary

MLS® #A2203179

**\$634,900**

3 Bedroom, 2.00 Bathroom, 1,155 sqft  
Residential on 0.14 Acres

Braeside., Calgary, Alberta

Welcome to your new home, nestled in the sought-after community of Braeside! This well-maintained 3 level split sits on a large corner lot, providing privacy in the gorgeous south-facing backyard, complete with 2 decks!! Offering approximately 1500 square feet of developed living space, its conveniently close to parks, schools, shopping and a hop, skip and a jump away from many major roadways, making commuting a breeze! As you enter, you are greeted by a free flowing living room and dining room layout, allowing for those special family gatherings. Enjoy those cold winter nights snuggled up with your upgraded fireplace. The open concept kitchen makes cooking easy and enjoyable with plenty of cabinet and counter space! This home boasts beautiful hardwood throughout the main and upper level. Venture upstairs to your tasteful 5 piece bathroom, spacious primary bedroom, 2 piece en-suite and 2 additional bedrooms. This home is complete with a fully finished basement and large laundry room. Upgrades include: newer windows, electrical panel (~10 years), refrigerator (2023), bathrooms (~2016), fireplace (2021), humidifier (~2023), newer paint, and new garage door (2019). Book your showing today with your favorite realtor!

Built in 1971

## Essential Information

MLS® #

A2203179



Price	\$634,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,155
Acres	0.14
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### **Community Information**

Address	11204 Braeside Drive Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W1R4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Crawl Space

### **Exterior**

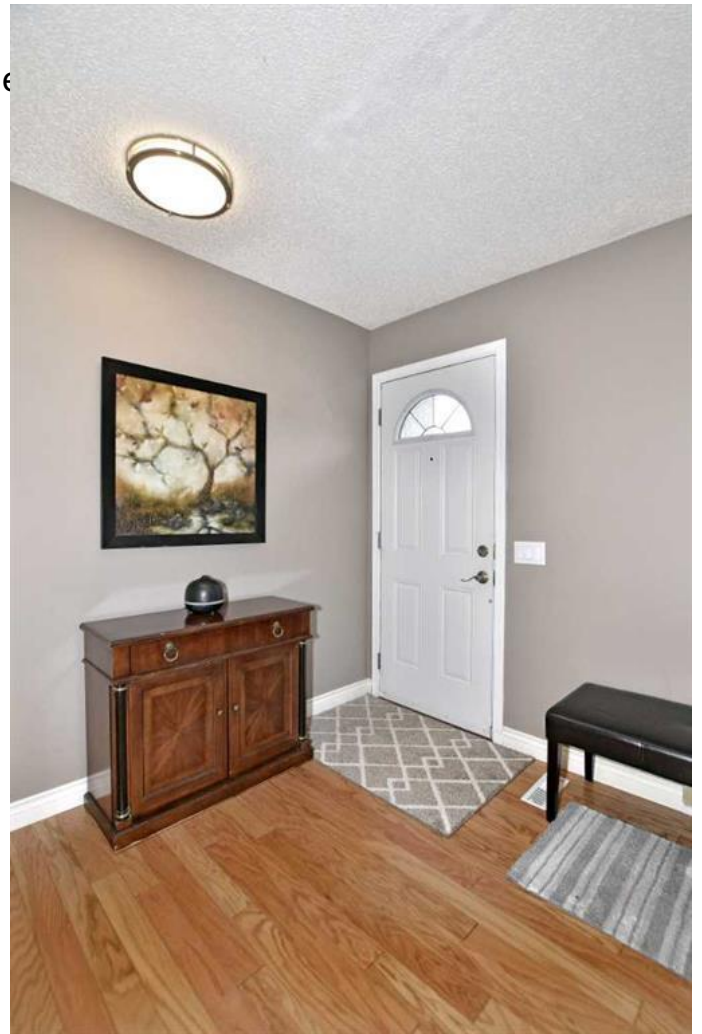
Exterior Features Private Yard  
Lot Description Back Lane, Back Yard, Corner  
Roof Asphalt Shingle  
Construction Brick, Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed March 20th, 2025  
Days on Market 14  
Zoning R-CG

### Listing Details

Listing Office Real Estate Professionals Inc.



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