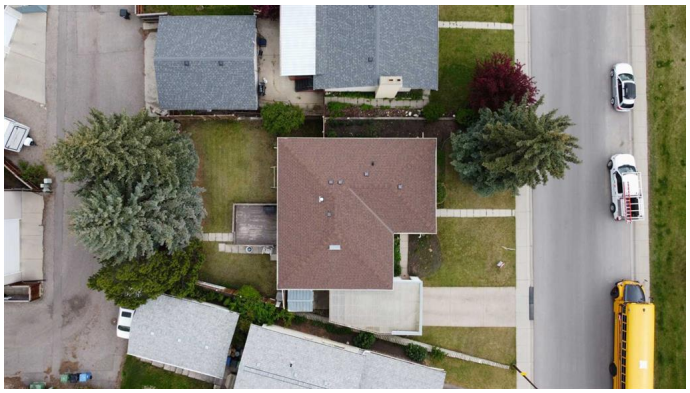
$549,990 - 11208 Braxton Road Sw, Calgary

MLS® #A2222780

$549,990
4 Bedroom, 3.00 Bathroom, 1,254 sqft
Residential on 0.15 Acres



Braeside., Calgary, Alberta

Charming Braeside Bungalow with Endless Potential Welcome to this well-loved home tucked away in family friendly neighborhood of Braeside SW. Perfect for first-time buyers, downsizers, or renovators, or build to new R-CG zoning. This property, with 75" frontage, offers a fantastic opportunity to create your dream space in a well-established neighborhood. With 2358 square feet of developed space on 2 levels, this home boasts 3 bedrooms and 1.5 bathrooms on the main floor, along with a fully finished basement featuring a spacious rec room, a 4th bedroom, 3 piece bath, a den, and ample storage. Owned by a senior, the home has been well maintained. Enjoy peace of mind with new furnace, and hot water tank. (2022). The pie-shaped lot provides a private, large backyard ideal for gardening, entertaining, or soaking up the sun. Carport with driveway for 2 cars, and lane access add extra convenience. The quiet location with greenspace(park across the street,) where children can play, offers a sense of community, with friendly neighbors and minimal traffic. Braeside is known for its family-friendly atmosphere, mature trees, and proximity to everything you need. You're steps from parks, schools, and walking paths, with quick access to shopping, including Glenmore Landing , and the Southland Leisure Centre, Glenmore Reservoir, and major roadways. This solid home is ready for a new chapter. Don't miss the opportunity to live in one of

Calgaryâ€™s most sought-after neighborhoods.

Built in 1971

Essential Information

MLS® #	A2222780
Price	$549,990
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,254
Acres	0.15
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	11208 Braxton Road Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2Y4

Amenities

Parking Spaces	2
Parking	Carport, Off Street

Interior

Interior Features	Laminate Counters, No Smoking Home, Wood Counters, Wood Windows
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Irregular Lot, Lawn, Level, Flood Plain
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 27th, 2025
Days on Market	20
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark

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