

# \$549,990 - 11208 Braxton Road Sw, Calgary

MLS® #A2222780

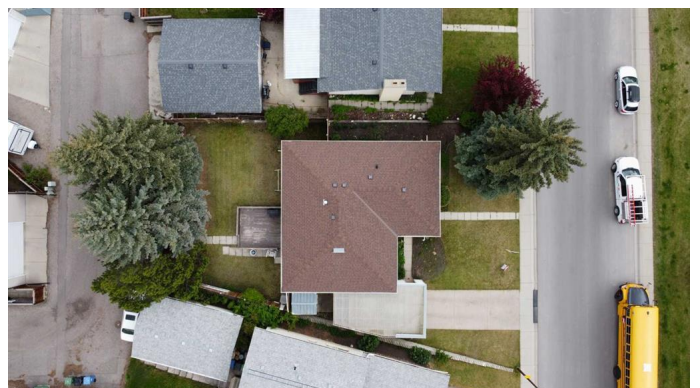
**\$549,990**

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



Calgary’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, Flood Plain, Irregular Lot, Lawn, Level |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Vinyl Siding, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                          |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 22             |
| Zoning         | R-CG           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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