

# \$350,000 - 27, 11407 Braniff Road Sw, Calgary

MLS® #A2249178

**\$350,000**

3 Bedroom, 2.00 Bathroom, 1,121 sqft

Residential on 0.00 Acres

Braeside., Calgary, Alberta

Welcome to Braeside Village â€” a hidden gem in one of the most peaceful and charming townhouse complexes around! Surrounded by mature trees, this home offers exceptional privacy in both the front and backâ€”no neighbor's directly facing you, just a tranquil setting youâ€™ll love coming home to. Step inside to find beautiful, UPDATED LAMINATE FLOORS and FRESH PAINT throughout. The spacious main level offers a large living room, dining area, convenient half bath, and a bright kitchen! Upstairs, youâ€™ll find three generously sized bedrooms and a beautifully updated full bathroom. The lower level is currently unfinished, offering plenty of storage space or endless potential for future development. Enjoy your own private, south-facing backyardâ€”perfect for relaxing or entertaining. A gate leads directly to a MASSIVE GREEN SPACE filled with mature trees and open space to enjoy. IT IS THE BEST LOCATION IN THE WHOLE COMPLEX!!! This lovingly maintained and updated home is move-in ready and an ideal place to settle in and call home!

Built in 1970

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2249178  |
| Price    | \$350,000 |
| Bedrooms | 3         |



|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,121         |
| Acres          | 0.00          |
| Year Built     | 1970          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 27, 11407 Braniff Road Sw |
| Subdivision | Braeside.                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2W 1C5                   |

### Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Parking, Park, Trash |
| Parking Spaces | 1                    |
| Parking        | Stall                |

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | No Smoking Home                                 |
| Appliances        | Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Forced Air                                      |
| Cooling           | None                                            |
| Has Basement      | Yes                                             |
| Basement          | Full, Unfinished                                |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Private Yard                             |
| Lot Description   | Backs on to Park/Green Space, Many Trees |
| Roof              | Asphalt Shingle                          |
| Construction      | Stucco, Vinyl Siding                     |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 2                   |
| Zoning         | M-CG d44            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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