

\$379,900 - 8, 11407 Braniff Road Sw, Calgary

MLS® #A2252659

\$379,900

4 Bedroom, 2.00 Bathroom, 1,371 sqft

Single Family on 0.00 Acres

Braeside, Calgary, Alberta

This beautifully appointed townhouse is a rare find, featuring 4 spacious bedrooms , all above ground, nestled in a serene, park-like setting in the highly sought-after Braeside Village.

Perfect for families or those needing extra space, this home boasts an inviting layout designed for both relaxation and entertaining. The generous living room offers an abundance of natural light through extra-wide patio doors that lead to a private fenced yard complete with a charming patio—ideal for outdoor gatherings. The open floor plan seamlessly connects the living room to the updated white kitchen , featuring sleek white quartz countertops and an attractive dining area that overlooks both the living space and the backyard. Enjoy the comfort of hardwood floors throughout the living room and all four bedrooms, lending warmth and elegance to every room. The bathrooms have been thoughtfully updated, including a convenient 2-piece on the main floor and a modern 4-piece upstairs . The primary bedroom provides a peaceful retreat with views of the lush surroundings through its large window. Additional features include a full basement equipped with a high-efficiency furnace, offering versatile space for storage or potential customization. The exterior has recently been updated with new siding, enhancing the home's curb appeal. Enjoy the convenience of easy access to nearby shopping and schools. With quick possession possible, this townhouse is very easy to show



and ready for you to move in and make it your own!Donâ€™t miss out on this fantastic opportunityâ€”schedule your viewing today!
(id:6289)

Built in 1970

Essential Information

Listing #	A2252659
Price	\$379,900
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Square Footage	1,371
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Condominium/Strata
Style	4 Level

Community Information

Address	8, 11407 Braniff Road Sw
Subdivision	Braeside
City	Calgary
Province	Alberta
Postal Code	T2W1C5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Parking
Parking Spaces	1
Parking	Other

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes

of Fireplaces 1

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX House of Real Estate



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