

\$760,000 - 11027 Bradbury Drive Sw, Calgary

MLS® #A2260148

\$760,000

4 Bedroom, 3.00 Bathroom, 2,047 sqft

Single Family on 0.16 Acres

Braeside, Calgary, Alberta

Exceptional Corner Lot in BraesideA remarkable opportunity to elevate your real estate portfolio with this prime corner lot in the heart of Braeside. This rare property offers excellent flexibility and long-term potential in a highly sought-after southwest Calgary location. Ideally situated just minutes from Rockyview General Hospital, Heritage Park, Chinook Centre, the Southland Leisure Centre, schools, transit, and LRT, with easy access to Canmore and Banff, this location provides exceptional convenience and growth opportunity. The property currently includes a well-built 1,988 sq. ft. two-story home on a 6,948 sq. ft. lot—perfect to renovate, rent, or live in while you plan your future options. The existing home features a spacious living room with a wood-burning fireplace, a country-style kitchen, four upper-level bedrooms, a partially developed lower level with a sauna, and a single attached garage. Recent updates include vinyl windows (2018), roof shingles and eaves (2017), and a high-efficiency furnace (2004). Whether you choose to hold, renovate, or develop, this property presents a strong, turnkey investment opportunity in one of Calgary's most desirable communities. Don't miss your chance to secure this exceptional asset—contact us today for full details or to schedule a private viewing. Bonus Advantage: There are no city trees on the property and streetlights are located on the opposite side of the road, meaning you save significantly on potential development



costsâ€”no tree removal fees and no expenses for installing street lighting. (id:6289)

Built in 1967

Essential Information

Listing #	A2260148
Price	\$760,000
Bedrooms	4
Bathrooms	3.00
Half Baths	2
Square Footage	2,047
Acres	0.16
Year Built	1967
Type	Single Family
Sub-Type	Freehold

Community Information

Address	11027 Bradbury Drive Sw
Subdivision	Braeside
City	Calgary
Province	Alberta
Postal Code	T2W1B1

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Sauna
Parking Spaces	1
Parking	Attached Garage
# of Garages	1

Interior

Appliances	See remarks
Heating	Natural gas Central heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Metal
Exterior Features	Garden Area
Foundation	Poured Concrete

Listing Details

Listing Office Creekside Realty



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