



**GRASSROOTS**  
REALTY GROUP

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**11208 Braxton Road SW**  
**Calgary, Alberta**

**MLS # A2222780**



**\$549,990**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,254 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Carport, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Flood Plain, Irregular Lot, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Wood Counters, Wood Windows		

**Inclusions:** Storage shed, and Garden shed, Second refrigerator in basement

**\*\*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.