



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

60, 11407 Braniff Road SW  
Calgary, Alberta

MLS # A2238797



**\$420,000**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,372 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Lawn, Level, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 658
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks, Wood Counters		

**Inclusions:** None

Welcome home in Braeside Village! If you're a first-time homebuyer ready to break free from renting, or someone looking for an affordable move-in ready home with room to grow—this spacious duplex-style home could be just the opportunity you've been waiting for! Boasting 1,372.2 sq ft of thoughtful living space, this home offers a smart, family-friendly layout with 4 generously sized bedrooms and 1.5 baths—perfect for growing families, roommates, or anyone who wants to invest. Step into the bright main level, where a welcoming entrance greets your guests. The sunny dining area and a bright, updated kitchen featuring crisp white cabinetry, stylish butcher block-style counters, and modern fixtures—creating a warm, inviting space where you'll love to cook and gather. This level is complete with a convenient 2-piece bath adds everyday function. The large living room just a few steps down has sliding patio doors which opens onto your own private yard—a perfect spot for morning coffee or playtime with kids. On the upper level, you'll find the primary bedroom plus three additional bedrooms, all well-sized and filled with natural light. A full 4-piece bathroom completes this level, offering everything a young family or first-time buyer needs to settle in with ease. The unfinished basement offers tons of potential—whether you envision a home gym, media room, or additional storage, this space is yours to shape. Located in the welcoming and well-managed community of Braeside Village, you're just a short walk from parks, schools, and transit, with easy access to shopping, restaurants, and major roads like Southland Drive and 14th Street. Whether you're ready to invest in your future or looking for more space without breaking the bank, this home delivers incredible value, a fantastic location, and the comfort of a

move-in ready home to call your own!