



GRASSROOTS
REALTY GROUP

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

27, 11407 Braniff Road SW
Calgary, Alberta

MLS # A2249178



\$350,000

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,121 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 511
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: none

Welcome to Braeside Village – 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 back—no neighbor's directly facing you, just a tranquil setting you’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, you’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 backyard—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!