



GRASSROOTS
REALTY GROUP

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8, 11407 Braniff Road SW
Calgary, Alberta

MLS # A2252659



\$369,900

Division:	Braeside		
Type:	Residential/Other		
Style:	4 Level Split		
Size:	1,371 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 655
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, See Remarks, Separate Entrance		

Inclusions:	N/A
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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! Don't miss out on this fantastic opportunity—schedule your viewing today! The sellers had an electrician in to verify it is all copper electrical wiring!