



10304 Braeside Drive SW
Calgary, Alberta

MLS # A2289559



\$420,000

Division:	Braeside		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,329 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Concrete Driveway, See Remarks, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Slate, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	Other	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	M-CG d36
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: Table and Swing Set in the Back Yard

Welcome to this beautifully maintained 3-bedroom townhome in the heart of Braeside. Offering 1698 sq. ft. of bright, functional living space, this two-storey home features a spacious main floor with large windows, a welcoming living and dining area, and a well-designed kitchen with ample cabinetry and counter space. Upstairs you'll find three generous bedrooms and a full bath, while the main floor includes a convenient powder room. Ample storage, and a single attached garage add everyday practicality. Newer kitchen appliance and New hot water tank. Step outside to your private patio and fenced backyard, perfect for morning coffee or summer evenings. The location is unbeatable. Just minutes from Southland Leisure Centre, Glenmore Reservoir, and Fish Creek Park, you'll enjoy year-round recreation including walking and biking paths, sailing, and expansive green space. Multiple schools, parks, shopping, transit, and quick access to major routes make commuting downtown easy. A rare opportunity to own in a mature, established southwest community where quality of lifestyle, and long-term value come together.