



**34, 11407 Braniff Road SW
Calgary, Alberta**

MLS # A2294233



\$314,900

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,119 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 511
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, See Remarks		

Inclusions: N/A

Discover the charm of Braeside Village, a well established and sought after townhome complex located in the mature southwest community of Braeside. Offering approximately 1,120 sq. ft. of developed living space, this home features 3 bedrooms and 1.5 bathrooms an excellent opportunity for growing families, first-time buyers, or investors. Upon entry, you are welcomed by a bright and functional floor plan, recently refreshed with new paint throughout, creating a clean and inviting atmosphere. The spacious living room is filled with natural light, providing a comfortable setting for both everyday living and entertaining. The kitchen is well-appointed with ample workspace for meal preparation. Large windows throughout the main level enhance the home's warm and airy feel. Hardwood flooring extends across the main and upper levels, adding both character and continuity. The upper level offers three generously sized bedrooms, providing flexibility for family living, home office space, or guest accommodations. A well appointed 4 piece bathroom completes the upper floor and is designed to accommodate busy households with ease. The partially developed basement includes a laundry area, flex room, workshop, and offers excellent storage, along with significant potential for future development to suit your needs. Step outside to a private, west facing fenced yard that backs onto a tranquil, treed green space, perfect for relaxing, gardening, or outdoor enjoyment. The property includes a dedicated parking stall, with additional street parking nearby. An off-leash park adjacent to the complex adds further convenience for pet owners. Residents of Braeside enjoy a welcoming community atmosphere with access to a wide range of amenities. Schools, playgrounds, transit options, and the community centre are all within walking distance. Outdoor

enthusiasts will appreciate the close proximity to Braeside Park, Fish Creek Provincial Park, and the Glenmore Reservoir, along with numerous pathways and off-leash areas. The neighbourhood also offers skating rinks, sports fields, and courts for basketball and pickleball. Everyday conveniences, including grocery stores, medical services, Shoppers Drug Mart, cafés, and restaurants are just minutes away. Major amenities such as Southland Leisure Centre, Rockyview General Hospital, Southcentre Mall, CF Chinook Centre, and Avenida Food Hall are all within a short drive. Commuting is convenient with quick access to Stoney Trail (Ring Road) and the nearby Southland C Train Station. This well maintained townhome offers exceptional value, comfort, and location in one of Calgary’s most established southwest communities. Schedule your private showing today.