



**GRASSROOTS**  
REALTY GROUP

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**11003 Braeside Drive SW**  
**Calgary, Alberta**

**MLS # A2211098**



**\$545,000**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,101 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Private, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Storage		

**Inclusions:** none

This charming 3-bedroom, 2 bathroom bungalow offers a rare chance to get into a well-established community at an unbeatable price. Perfectly situated between a school and the community centre with no front-facing neighbors, this home sits on an impressive 50x120 lot with mature trees. The main floor provides a bright and spacious living area, and updated eat-in kitchen with upgraded appliances and ample cabinet and counter space. The original 3 bedroom layout was reimagined to create an oversized primary suite, easily convertible back into a 3 bedroom if needed. The full bathroom is conveniently located directly across the hall from the primary and next to the 2nd bedroom. Through the sliding patio doors in the kitchen, you have access to a fully enclosed sunroom leading out to a spacious covered patio and large private backyard. There is also a separate entrance door within the sunroom that leads to the top of the stairs down to the basement. The lower level is mid renovation and ready for your finishing touches. A spacious rec room with a wood burning fireplace, a third bedroom, and ample storage provide the foundation to create a fun and functional space. Best of all, the stunning new bathroom is already complete with updated plumbing—saving you time and money. Enjoy summer in the extra large backyard that leads to the single detached garage with attached carport and additional of street parking for 2 more vehicles or a trailer. Whether you're looking for your next project, a home to customize, or a smart investment in a desirable community, this Braeside property offers incredible value and potential. Don't miss out on the chance to make it your own!