\$379,900 - 8, 11407 Braniff Road Sw, Calgary

MLS® #A2252659

\$379,900

4 Bedroom, 2.00 Bathroom, 1,371 sqft Residential on 0.00 Acres

Braeside., Calgary, Alberta

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 patioâ€"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 opportunityâ€"schedule your viewing today!

Built in 1970

Essential Information

MLS® # A2252659 Price \$379,900

Bedrooms 4
Bathrooms 2.00
Full Baths 1

Half Baths 1

Square Footage 1,371 Acres 0.00 Year Built 1970

Type Residential

Sub-Type Row/Townhouse

Style 4 Level Split

Status Active

Community Information

Address 8, 11407 Braniff Road Sw

Subdivision Braeside.
City Calgary
County Calgary
Province Alberta
Postal Code T2W 1C5

Amenities

Amenities Parking

Parking Spaces 1

Parking Assigned, Off Street, Stall

Interior

Open Floorplan, Quartz Counters, See Remarks, Separate Entrance Interior Features

Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Appliances

Washer, Window Coverings

Heating High Efficiency, Forced Air, Natural Gas

Cooling None Fireplace Yes # of Fireplaces 1

Fireplaces Electric, Living Room, Mantle

Has Basement Yes

Full, Unfinished Basement

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Landscaped, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation **Poured Concrete**

Additional Information

Date Listed September 2nd, 2025

Days on Market 47

M-CG d44 Zoning

Listing Details

RE/MAX House of Real Estate **Listing Office**

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