

\$350,000 - 27, 11407 Braniff Road Sw, Calgary

MLS® #A2249178

\$350,000

3 Bedroom, 2.00 Bathroom, 1,121 sqft

Residential on 0.00 Acres

Braeside., Calgary, Alberta

Welcome to Braeside Village â€” a hidden gem in one of the most peaceful and charming townhouse complexes around! Surrounded by mature trees, this home offers exceptional privacy in both the front and backâ€”no neighbor's directly facing you, just a tranquil setting youâ€™ll love coming home to. Step inside to find beautiful, UPDATED LAMINATE FLOORS and FRESH PAINT throughout. The spacious main level offers a large living room, dining area, convenient half bath, and a bright kitchen! Upstairs, youâ€™ll find three generously sized bedrooms and a beautifully updated full bathroom. The lower level is currently unfinished, offering plenty of storage space or endless potential for future development. Enjoy your own private, south-facing backyardâ€”perfect for relaxing or entertaining. A gate leads directly to a MASSIVE GREEN SPACE filled with mature trees and open space to enjoy. IT IS THE BEST LOCATION IN THE WHOLE COMPLEX!!! This lovingly maintained and updated home is move-in ready and an ideal place to settle in and call home!

Built in 1970

Essential Information

MLS® #	A2249178
Price	\$350,000
Bedrooms	3



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,121
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	27, 11407 Braniff Road Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1C5

Amenities

Amenities	Parking, Park, Trash
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Smoking Home
Appliances	Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 1st, 2025
Days on Market	2
Zoning	M-CG d44

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.