

\$608,000 - 11231 Braeside Drive Sw, Calgary

MLS® #A2225035

\$608,000

5 Bedroom, 3.00 Bathroom, 1,136 sqft

Residential on 0.15 Acres

Braeside., Calgary, Alberta

Welcome to 11231 Braeside Drive SW!

Located in the sought-after community of Braeside, this beautifully maintained bi-level home offers over 2,100 sq ft of living space, featuring 5 bedrooms and 3 full bathrooms, including a private 3-piece ensuite in the spacious primary bedroom.

What else?

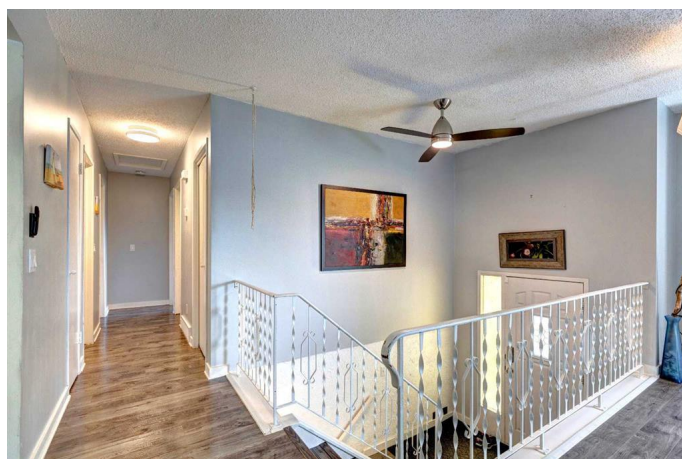
--Natural light pours through large windows into the open living and dining areas, anchored by a cozy wood-burning fireplace.

--The fully finished basement with a second kitchen is perfect for extended family or rental potential.

--Garden lovers will appreciate the lush backyard oasis ready for summer enjoyment.

--Just steps from schools, transit, shopping, and the Southland Leisure Centre, and minutes from Glenmore Reservoir, Fish Creek Park, and major roads like Stoney Trail and Macleod Trail. This is a rare opportunity in one of Calgary's most connected and family-friendly neighbourhoods.

Don't miss your chance—book your private showing today!



Built in 1976

Essential Information

MLS® # A2225035

Price \$608,000

Bedrooms 5

| | |
|----------------|-------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,136 |
| Acres | 0.15 |
| Year Built | 1976 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 11231 Braeside Drive Sw |
| Subdivision | Braeside. |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2W2V6 |

Amenities

| | |
|----------------|-------------------------|
| Parking Spaces | 4 |
| Parking | Off Street, Parking Pad |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Kitchen Island |
| Appliances | Bar Fridge, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Basement, Brick Facing, Living Room, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden, Playground, Private Yard, Storage |
| Lot Description | Back Yard, Irregular Lot, Landscaped, Private, Treed |
| Roof | Shingle |

| | |
|--------------|---------------------------------|
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 28th, 2025 |
| Days on Market | 4 |
| Zoning | R-CG |

Listing Details

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

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