

# \$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?

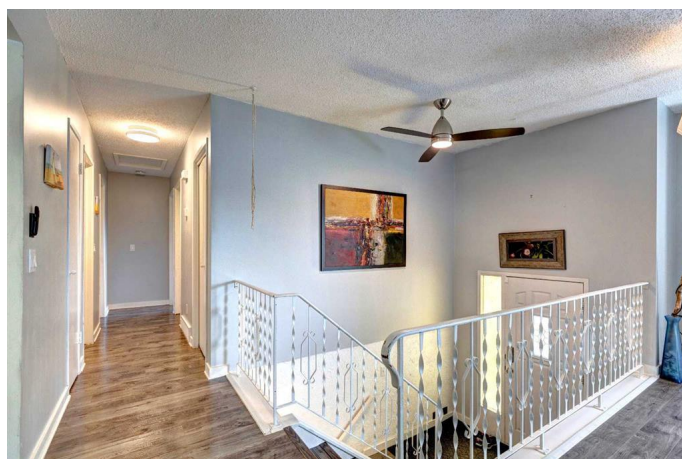
--Natural light pours through large windows into the open living and dining areas, anchored by a cozy wood-burning fireplace.

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

### Exterior

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

Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	53
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
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