

# \$650,000 - 11108 Braxton Road Sw, Calgary

MLS® #A2228688

**\$650,000**

4 Bedroom, 3.00 Bathroom, 1,269 sqft  
Residential on 0.15 Acres

Braeside., Calgary, Alberta

OPEN HOUSE SATURDAY JULY 19th from 1:00 - 3:00!! See you there!! Located on a large corner lot in the desirable, family-friendly community of Braeside, this well-maintained bi-level home offers incredible potential both inside and out. With over 2,000 sq ft of developed living space, this property is full of character and modern upgrades, sitting on a huge 6,372 sq ft lot with mature landscaping, garden beds, in-ground sprinkler system, a pond, and a cozy fire pit—perfect for outdoor living and entertaining.

There are so many home Features to note. This home has 4 bedrooms total — 2 up and 2 down with 2.5 bathrooms, including a convenient ensuite. Bright main floor with bay windows and an extended kitchen with granite counter tops and newer appliances. Windows throughout the home are newer. COPPER plumbing and upgraded electrical (COPPER wiring). The furnace is newer, as is the hot water on demand system and water softener. Roof was re-done and asphalt shingles are approx. 10 years old. Fully finished basement with a large laundry/storage area and room to add a fifth bedroom if desired. The oversized attached single garage (441 sq ft - size of a double) has room for extra storage and a workspace.

Tucked just one street off the main road, this home offers quiet living with quick access to major bus routes, schools, playgrounds, and



shopping.

Braeside is a welcoming and established southwest Calgary neighbourhood known for its tree-lined streets, great schools, and active community association. Residents enjoy easy access to Fish Creek Park, the Southland Leisure Centre, Glenmore Reservoir, and an array of nearby amenities including shopping, dining, and transit. With multiple parks and pathways, Braeside is ideal for families, professionals, and anyone seeking a blend of urban convenience and green space. Come and see if this is the house you will soon call home!

Built in 1971

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2228688    |
| Price          | \$650,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,269       |
| Acres          | 0.15        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 11108 Braxton Road Sw |
| Subdivision | Braeside.             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W 1C6               |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 3                                 |
| Parking        | Oversized, Single Garage Attached |
| # of Garages   | 1                                 |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Pantry, Skylight(s)                                     |
| Appliances        | Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Water Softener |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Garden, Private Yard  |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Garden, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Vinyl Siding, Wood Frame                                       |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 22              |
| Zoning         | R-CG            |

## Listing Details

|                |   |
|----------------|---|
| Listing Office | Property Solutions Real Estate Group Inc. |
|----------------|---|

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