

# \$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

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	9
Zoning	R-CG

### Listing Details

Listing Office	Property Solutions Real Estate Group Inc.
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