

# \$574,900 - 11151 Braeside Drive Sw, Calgary

MLS® #A2258814

**\$574,900**

4 Bedroom, 2.00 Bathroom, 964 sqft

Residential on 0.13 Acres

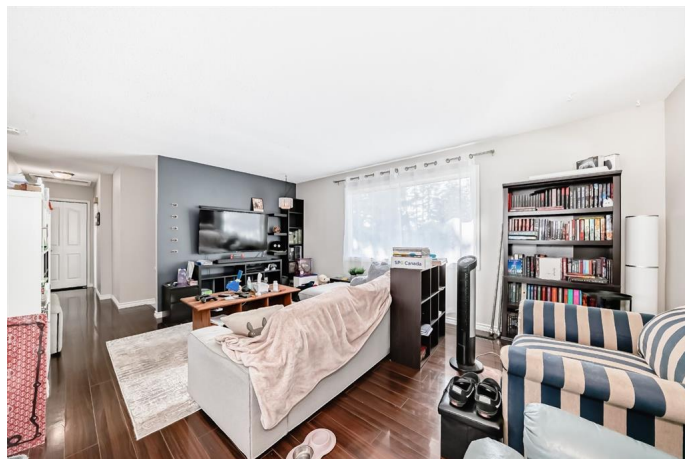
Braeside., Calgary, Alberta

Charming 4 Bedroom home with oversized detached garage in the desirable Braeside. Ideally located just steps from schools, parks, and everyday amenities, this beautifully crafted home offers the perfect blend of comfort, style, and convenience.

The main level welcomes you with hardwood flooring and modern neutral tones, flowing effortlessly through a spacious living room and bright dining area—ideal for both relaxing and entertaining. The sunlit kitchen overlooks the expansive backyard and large deck, creating the perfect setting for summer BBQs and outdoor gatherings.

You'll find two well appointed bedrooms on the main floor, while the fully developed basement adds incredible versatility with two additional bedrooms, a 3-piece bathroom, dedicated laundry area, ample storage, and a generous rec room complete with a wet bar—perfect for movie nights or hosting guests.

Topped off with an oversized detached garage and situated in a sought-after, family-friendly community, this home checks all the boxes. Don't miss your chance to view this Braeside gem—book your showing today!



Built in 1972

## Essential Information

MLS® # A2258814

Price \$574,900

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	964
Acres	0.13
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	11151 Braeside Drive Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1C2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

### **Interior**

Interior Features	Wet Bar
Appliances	Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## **Additional Information**

Date Listed                September 23rd, 2025

Zoning                     R-CG

## **Listing Details**

Listing Office             Manor Hill Realty YYC Inc.

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