

# \$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?

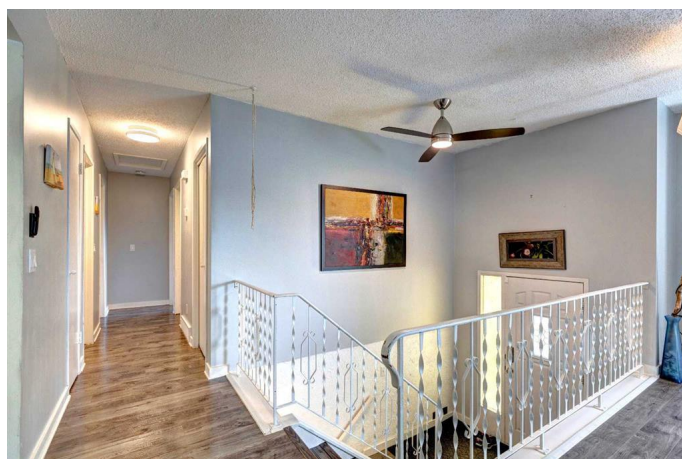
--Natural light pours through large windows into the open living and dining areas, anchored by a cozy wood-burning fireplace.

--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 | 18             |
| Zoning         | R-CG           |

**Listing Details**

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

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