

# \$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?

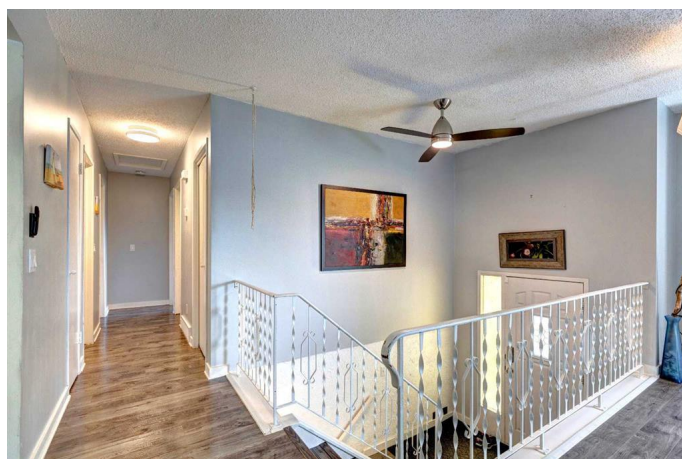
--Natural light pours through large windows into the open living and dining areas, anchored by a cozy wood-burning fireplace.

--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	39
Zoning	R-CG

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.