

# \$545,000 - 11003 Braeside Drive Sw, Calgary

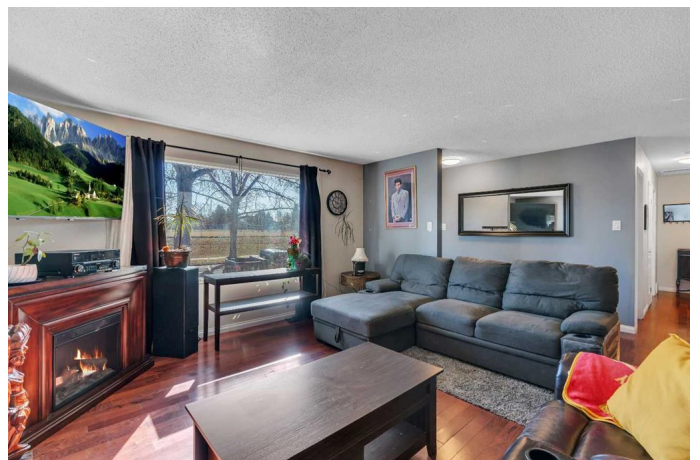
MLS® #A2211098

## \$545,000

3 Bedroom, 2.00 Bathroom, 1,101 sqft  
Residential on 0.14 Acres

Braeside., Calgary, Alberta

This charming 3-bedroom, 2 bathroom bungalow offers a rare chance to get into a well-established community at an unbeatable price. Perfectly situated between a school and the community centre with no front-facing neighbors, this home sits on an impressive 50x120 lot with mature trees. The main floor provides a bright and spacious living area, and updated eat-in kitchen with upgraded appliances and ample cabinet and counter space. The original 3 bedroom layout was reimagined to create an oversized primary suite, easily convertible back into a 3 bedroom if needed. The full bathroom is conveniently located directly across the hall from the primary and next to the 2nd bedroom. Through the sliding patio doors in the kitchen, you have access to a fully enclosed sunroom leading out to a spacious covered patio and large private backyard. There is also a separate entrance door within the sunroom that leads to the top of the stairs down to the basement. The lower level is mid renovation and ready for your finishing touches. A spacious rec room with a wood burning fireplace, a third bedroom, and ample storage provide the foundation to create a fun and functional space. Best of all, the stunning new bathroom is already complete with updated plumbing—saving you time and money. Enjoy summer in the extra large backyard that leads to the single detached garage with attached carport and additional of street parking for 2 more vehicles or a trailer. Whether you're looking for your next project, a



home to customize, or a smart investment in a desirable community, this Braeside property offers incredible value and potential. Donâ€™t miss out on the chance to make it your own!

Built in 1969

**Essential Information**

MLS® #	A2211098
Price	\$545,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,101
Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	11003 Braeside Drive Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1C2

**Amenities**

Parking Spaces	4
Parking	Carport, Single Garage Detached
# of Garages	1

**Interior**

Interior Features	Separate Entrance, Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished

## Exterior

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

## Additional Information

Date Listed	April 11th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.