

# \$555,555 - 11151 Braeside Drive Sw, Calgary

MLS® #A2258814

**\$555,555**

4 Bedroom, 2.00 Bathroom, 964 sqft

Residential on 0.13 Acres

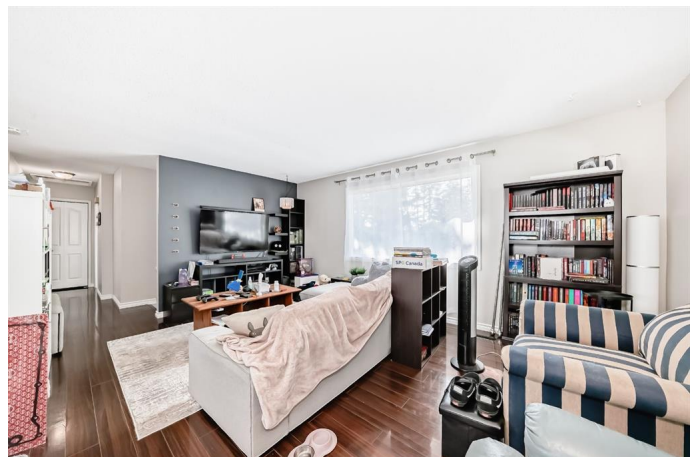
Braeside., Calgary, Alberta

Charming 4 Bedroom home with oversized detached garage in the desirable Braeside. Over 1730 sqft of developed space 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 \$555,555

|                |             |
|----------------|-------------|
| 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, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven |
| 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 |
| Days on Market | 28                   |
| Zoning         | R-CG                 |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Manor Hill Realty YYC Inc. |
|----------------|----------------------------|

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