

# \$399,900 - 8, 11407 Braniff Road Sw, Calgary

MLS® #A2252659

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,371 sqft  
Residential on 0.00 Acres

Braeside., Calgary, Alberta

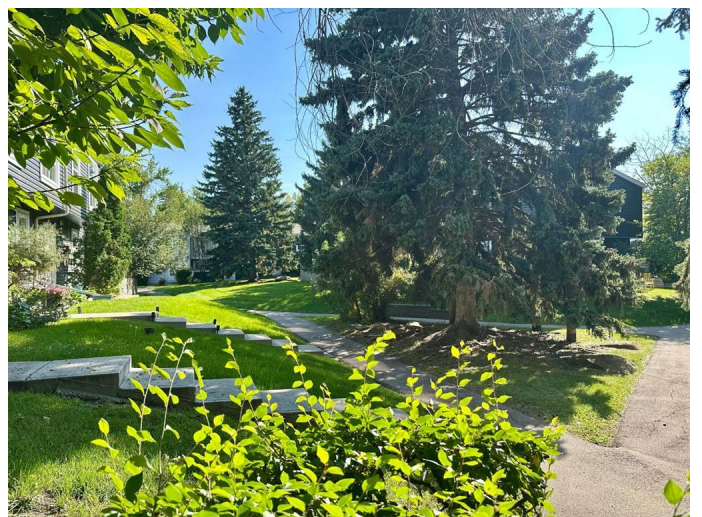
This beautifully appointed townhouse is a rare find, featuring 4 spacious bedrooms , all above ground, nestled in a serene, park-like setting in the highly sought-after Braeside Village.

Perfect for families or those needing extra space, this home boasts an inviting layout designed for both relaxation and entertaining.

The generous living room offers an abundance of natural light through extra-wide patio doors that lead to a private fenced yard complete with a charming patio—ideal for outdoor gatherings. The open floor plan seamlessly connects the living room to the updated white kitchen , featuring sleek white quartz countertops and an attractive dining area that overlooks both the living space and the backyard.

Enjoy the comfort of hardwood floors throughout the living room and all four bedrooms, lending warmth and elegance to every room. The bathrooms have been thoughtfully updated, including a convenient 2-piece on the main floor and a modern 4-piece upstairs .

The primary bedroom provides a peaceful retreat with views of the lush surroundings through its large window. Additional features include a full basement equipped with a high-efficiency furnace, offering versatile space for storage or potential customization.



The exterior has recently been updated with new siding, enhancing the home's curb appeal. Enjoy the convenience of easy access to nearby shopping and schools. With quick possession possible, this townhouse is very easy to show and ready for you to move in and make it your own!

Don't miss out on this fantastic opportunity—schedule your viewing today!

Built in 1970

### Essential Information

MLS® #	A2252659
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,371
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

### Community Information

Address	8, 11407 Braniff Road Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1C5

### Amenities

Amenities	Parking
Parking Spaces	1

Parking Assigned, Off Street, Stall

### **Interior**

Interior Features Open Floorplan, Quartz Counters, See Remarks, Separate Entrance  
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating High Efficiency, Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Living Room, Mantle  
Has Basement Yes  
Basement Full, Unfinished

### **Exterior**

Exterior Features Private Entrance, Private Yard  
Lot Description Back Yard, Landscaped, Low Maintenance Landscape  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed September 2nd, 2025  
Days on Market 14  
Zoning M-CG d44

### **Listing Details**

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.