

# \$420,000 - 60, 11407 Braniff Road Sw, Calgary

MLS® #A2238797

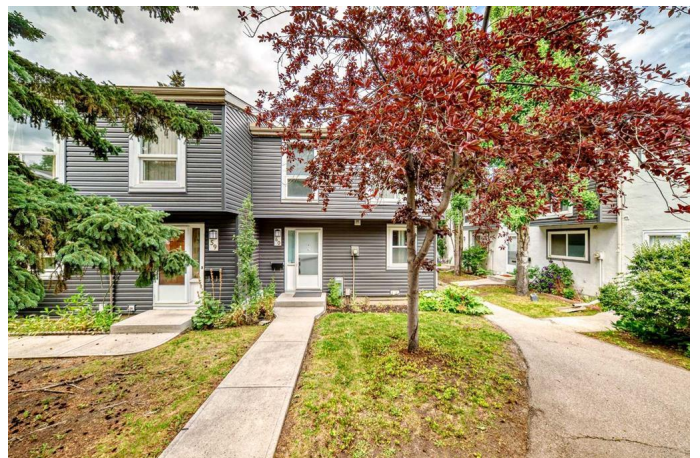
**\$420,000**

4 Bedroom, 2.00 Bathroom, 1,372 sqft

Residential on 0.00 Acres

Braeside., Calgary, Alberta

Welcome home in Braeside Village! If you're a first-time homebuyer ready to break free from renting, or someone looking for an affordable move-in ready home with room to grow—this spacious duplex-style home could be just the opportunity you've been waiting for! Boasting 1,372.2 sq ft of thoughtful living space, this home offers a smart, family-friendly layout with 4 generously sized bedrooms and 1.5 baths—perfect for growing families, roommates, or anyone who wants to invest. Step into the bright main level, where a welcoming entrance greets your guests. The sunny dining area and a bright, updated kitchen featuring crisp white cabinetry, stylish butcher block-style counters, and modern fixtures—creating a warm, inviting space where you'll love to cook and gather. This level is complete with a convenient 2-piece bath adds everyday function. The large living room just a few steps down has sliding patio doors which opens onto your own private yard—a perfect spot for morning coffee or playtime with kids. On the upper level, you'll find the primary bedroom plus three additional bedrooms, all well-sized and filled with natural light. A full 4-piece bathroom completes this level, offering everything a young family or first-time buyer needs to settle in with ease. The unfinished basement offers tons of potential—whether you envision a home gym, media room, or additional storage, this space is yours to shape. Located in the welcoming and well-managed community of



Braeside Village, youâ€™re just a short walk from parks, schools, and transit, with easy access to shopping, restaurants, and major roads like Southland Drive and 14th Street. Whether youâ€™re ready to invest in your future or looking for more space without breaking the bank, this home delivers incredible value, a fantastic location, and the comfort of a move-in ready home to call your own!

Built in 1970

### Essential Information

MLS® #	A2238797
Price	\$420,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,372
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	60, 11407 Braniff Road Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1C5

### Amenities

Amenities	Other, Parking
Parking Spaces	1

Parking	Assigned, Stall
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### **Interior**

Interior Features	No Animal Home, No Smoking Home, See Remarks, Wood Counters
Appliances	Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Lawn, Level, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	17
Zoning	M-CG d44

### **Listing Details**

Listing Office	CIR Realty
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