



THE
A-TEAM

**RE/MAX
FIRST**

11120 BRAESIDE DR SW , Calgary T2W 1C3

MLS®#: **A2164786** Area: **Braeside** Listing **09/11/24** List Price: **\$784,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 20-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1971** Abv Sqft: **1,208**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,930 sqft** Ttl Sqft: **1,208**
 Lot Shape:

DOM

71
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Stucco,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`10" x 21`7"	Living Room	Main	13`5" x 21`7"
3pc Ensuite bath	Main	8`0" x 5`6"	4pc Bathroom	Main	7`6" x 7`1"
Bedroom - Primary	Main	13`5" x 11`9"	Bedroom	Main	13`5" x 8`3"
Bedroom	Main	9`11" x 8`3"	Bedroom	Lower	10`8" x 9`2"
3pc Bathroom	Lower	5`1" x 9`1"	Office	Lower	13`0" x 9`4"
Furnace/Utility Room	Lower	15`3" x 12`10"	Laundry	Lower	6`4" x 8`2"
Game Room	Lower	28`9" x 25`11"			

Title:
Fee Simple
Legal Desc:

6901JK

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome home to 11120 Braeside Drive! Another renovation by Evara Homes, this beautiful bungalow is located in the highly desirable neighborhood of Braeside. The house underwent a full renovation and is ready for you to call it. home! The open-concept living, dining, and kitchen area is filled with natural light and is the perfect place to spend time with family and friends. The kitchen features stainless steel appliances and white cabinets with lots of storage. The master bedroom features built-in organizers and has a 3-piece ensuite The main floor has 2 additional spacious bedrooms and a 4-piece bathroom to complete this floor. Making your way downstairs, the basement is fully finished. The family room features a modern wet bar perfect for entertaining. There is an additional bedroom and an office space in the basement along with a 3-piece bathroom. The utility room and laundry room complete this space, all new electrical and plumbing. Short walk to all schools, shopping, Southland Leisure Centre and Glenmore Reservoir this house is in PRIME LOCATION. Don't miss this opportunity and book your viewing today!**

Inclusions: **REFRIGERATOR, STOVE(ELECTRIC), HOOD FAN, DISHWASHER, WASHER, DRYER, GARAGE CONTROLS, GARAGE REMOTE**

Property Listed By: **Century 21 Bravo Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











