



THE A-TEAM

RE/MAX FIRST

11407 BRANIFF Road #19, Calgary T2W1C5

MLS® #: A2175778 Area: Braeside Listing: 10/28/24 List Price: \$419,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 1970

Lot Information

Lot Sz Ar:
Lot Shape:
Access:
Lot Feat: Other
Park Feat: Stall

Finished Floor Area

Abv Sqft: 1,171
Low Sqft:
Ttl Sqft: 1,171

DOM

24
Layout
Beds: 3 (3)
Baths: 1.5 (1 1)
Style: 2 Storey

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Other
Heating: Fireplace(s), Forced Air
Sewer:
Ext Feat: Private Yard

Construction: Other
Flooring: Carpet, Vinyl
Water Source:
Fnd/Bsmt: Other

Kitchen Appl: Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Int Feat: Bar, Chandelier, No Smoking Home, Quartz Counters, Recessed Lighting
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include 2pc Bathroom, Kitchen, Storage, Bedroom, Bedroom - Primary, Game Room.

Table with 3 columns: Room, Level, Dimensions. Rows include Dining Room, Living Room, 4pc Bathroom, Bedroom, Laundry, Storage.

Legal/Tax/Financial

Condo Fee:
\$511

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **2CDC**

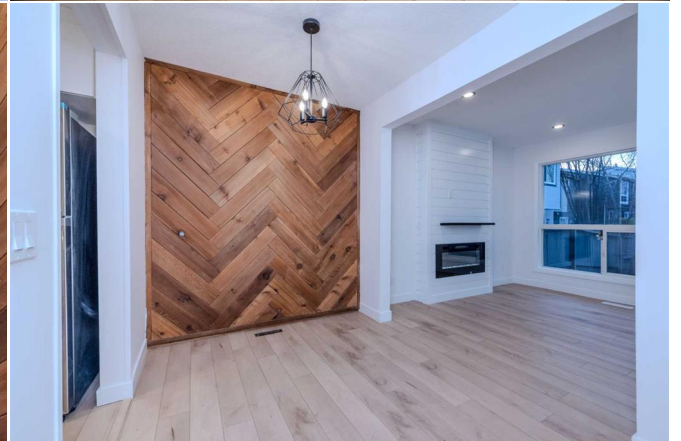
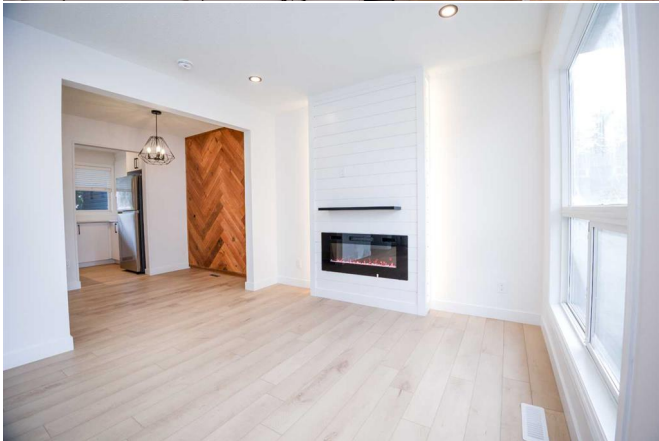
Remarks

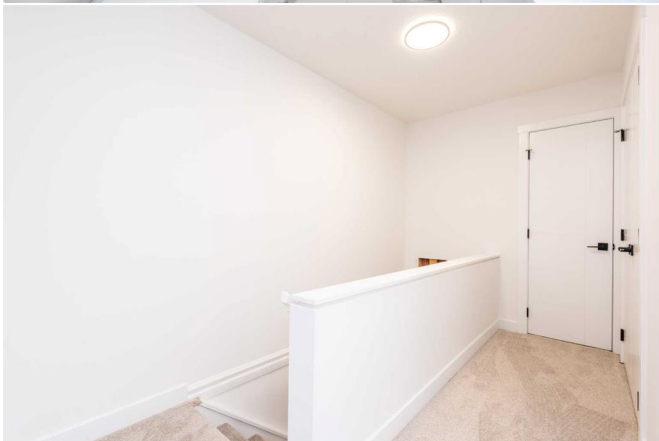
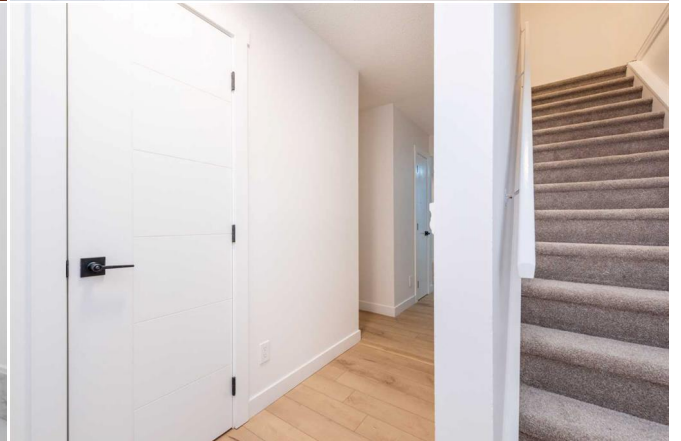
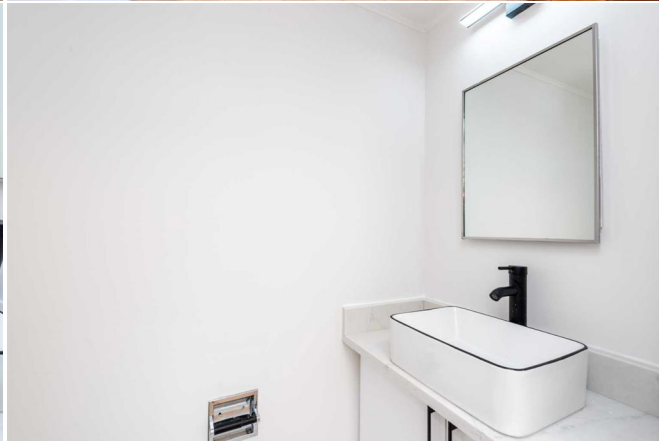
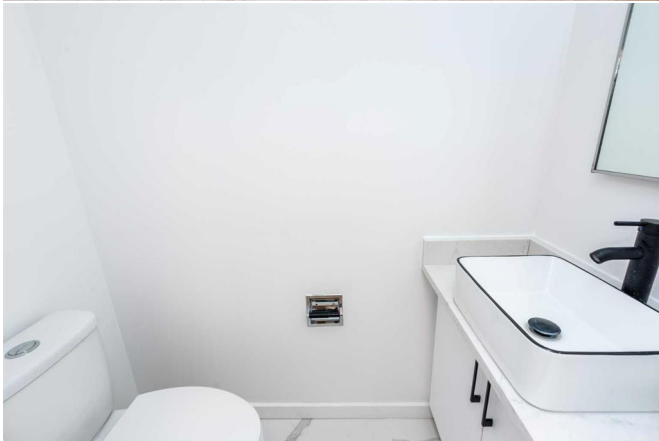
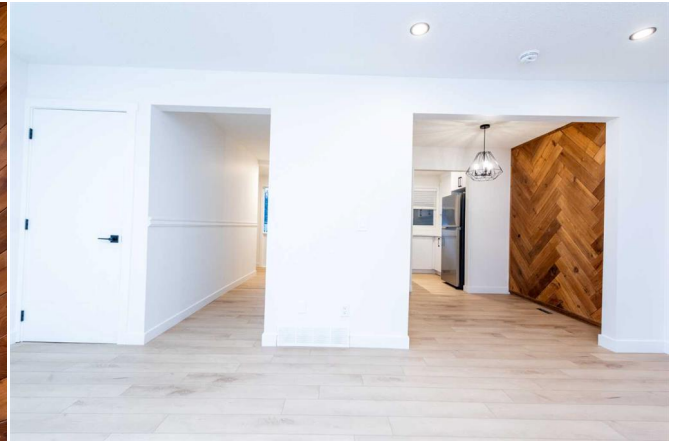
Pub Rmks: **Fully cosmetic renovated Charming 3-Bedroom Home with Bonus Basement Room for Sale! Discover your new home in this delightful 3-bedroom property, perfectly complemented by a versatile basement room. Whether you're a first-time buyer or looking to downsize, this home offers a cozy and welcoming atmosphere in a desirable neighborhood. Three Bedrooms Spacious and filled with natural light, providing a serene retreat. Bonus Room in Basement is Ideal for a home office, guest room, or recreational space. Modern Kitchen is equipped with stainless steel brand new Samsung appliances, quartz counter top with ample storage, and a stylish design. 3 selectable colour temperature ceiling LED lights installed. Warm temperature recessed lights installed which can be controlled with smart wifi dimmers. Inviting Living Area is perfect for relaxing or entertaining, with large windows, electric fireplace and an open layout. Updated Bathroom is featuring contemporary fixtures and a clean, modern aesthetic. Outdoor Space is A charming backyard for gardening, barbecues, or enjoying the fresh air. Walking distance to two schools, parks, Community centre and public transportation. This home combines comfort, functionality, and style, making it an excellent choice for those seeking a blend of convenience and tranquility. Don't miss out on this unique opportunity! Schedule your viewing today and make this charming house your new home!**

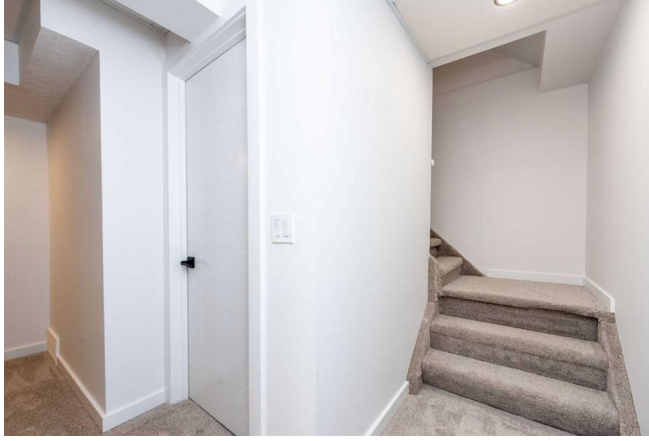
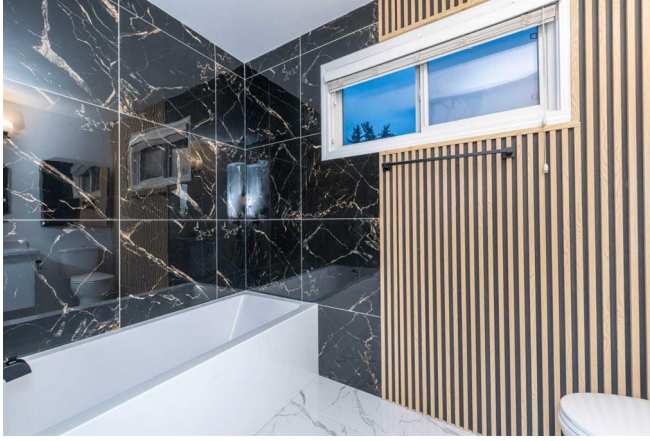
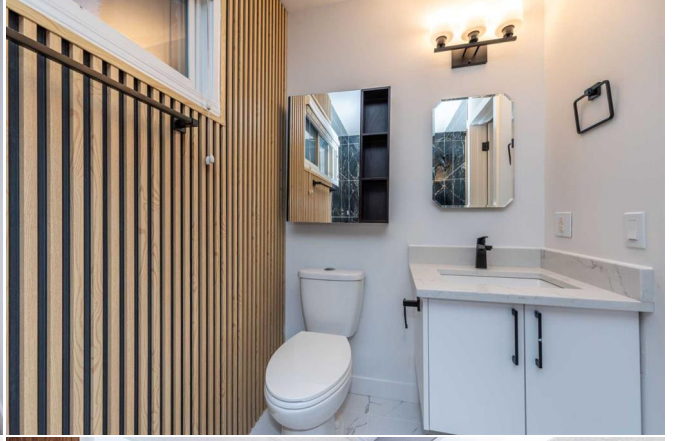
Inclusions: **NA**
Property Listed By: **Five Star Realty**

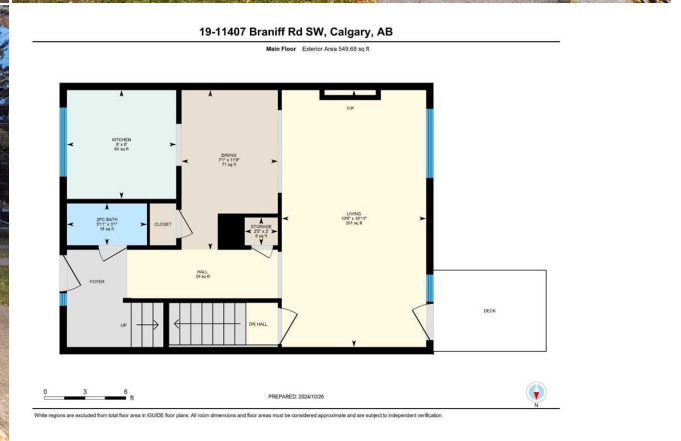
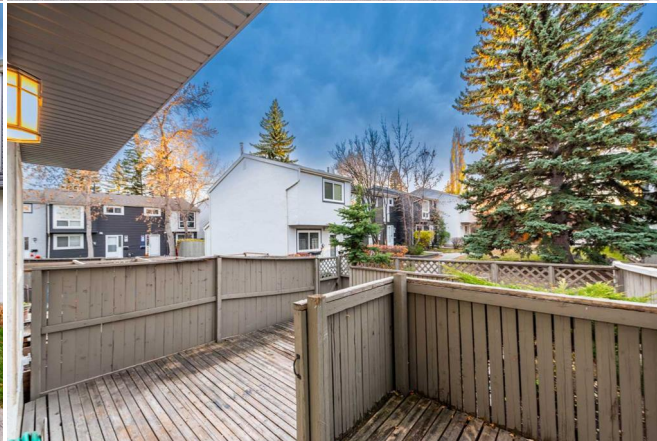
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











19-11407 Braniff Rd SW, Calgary, AB

1st Floor Exterior Area 621.81 sq ft



PREPARED: 20241028



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

19-11407 Braniff Rd SW, Calgary, AB

Basement (Below Grade) Exterior Area 523.10 sq ft



PREPARED: 20241028



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