



THE
A-TEAM

**RE/MAX
FIRST**

11407 BRANIFF Road #19, Calgary T2W1C5

MLS® #: **A2178964** Area: **Braeside** Listing Date: **12/05/24** List Price: **\$409,900**
 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

16
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

Room	Level	Dimensions
2pc Bathroom	Main	3`1" x 5`11"
Kitchen	Main	8`0" x 8`0"
Storage	Main	2`0" x 2`5"
Bedroom	Upper	8`5" x 11`0"
Bedroom - Primary	Upper	9`6" x 14`11"
Game Room	Basement	15`3" x 15`11"

Room	Level	Dimensions
Dining Room	Main	11`9" x 7`1"
Living Room	Main	18`11" x 10`8"
4pc Bathroom	Upper	9`1" x 5`0"
Bedroom	Upper	10`1" x 11`0"
Laundry	Basement	7`1" x 8`6"
Storage	Basement	10`0" x 2`11"

Legal/Tax/Financial

Condo Fee:
\$511

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **2CDC**

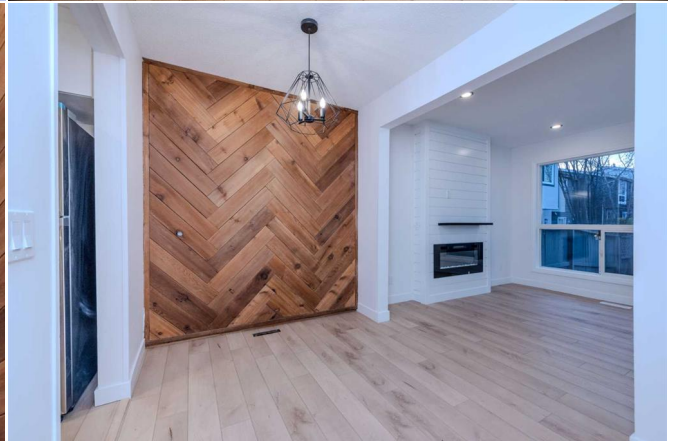
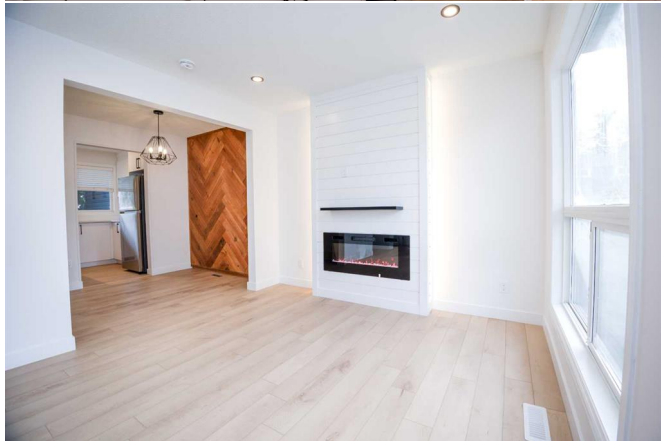
Remarks

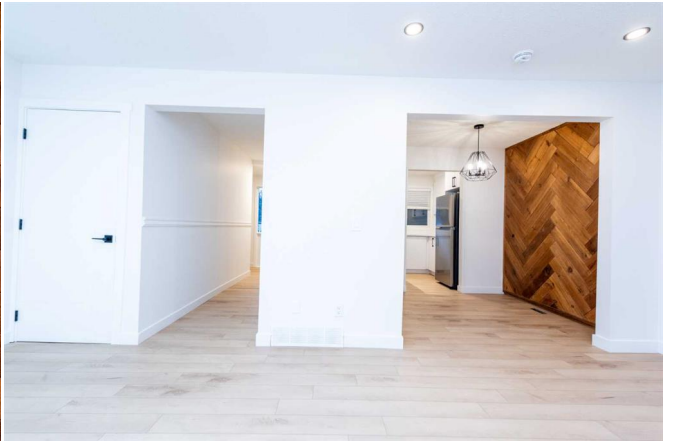
Pub Rmks: **Fully cosmetic renovated Charming 3-Bedroom Home with Bonus Basement Room for Sale! Discover your new home in this delightful 3-bedroom property, perfectly complemented by a versatile basement room. Whether you're a first-time buyer or looking to downsize, this home offers a cozy and welcoming 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

Main Floor Exterior Area 549.95 sq ft



0 3 6 ft

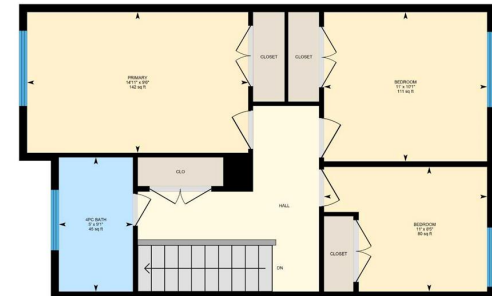
PREPARED: 2024/10/28



White regions are excluded from total floor area in iGUADE 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

1st Floor Exterior Area 621.81 sq ft



0 3 6 ft

PREPARED: 2024/10/28



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19-11407 Braniff Rd SW, Calgary, AB

Basement (Below Grade) Exterior Area 533.10 sq ft



PREPARED 20241028



While regions are excluded from total floor area in GSE/DE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.