

**27, 11407 Braniff Road SW  
Calgary, Alberta**

**MLS # A2249178**



**\$350,000**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,121 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 511
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** none

Welcome to Braeside Village &ndash; a hidden gem in one of the most peaceful and charming townhouse complexes around! Surrounded by mature trees, this home offers exceptional privacy in both the front and back&mdash;no neighbor's directly facing you, just a tranquil setting you&rsquo;ll love coming home to. Step inside to find beautiful, UPDATED LAMINATE FLOORS and FRESH PAINT throughout. The spacious main level offers a large living room, dining area, convenient half bath, and a bright kitchen! Upstairs, you&rsquo;ll find three generously sized bedrooms and a beautifully updated full bathroom. The lower level is currently unfinished, offering plenty of storage space or endless potential for future development. Enjoy your own private, south-facing backyard&mdash;perfect for relaxing or entertaining. A gate leads directly to a MASSIVE GREEN SPACE filled with mature trees and open space to enjoy. IT IS THE BEST LOCATION IN THE WHOLE COMPLEX!!! This lovingly maintained and updated home is move-in ready and an ideal place to settle in and call home!