



\$ 379,900.00

## 11228 BRAESIDE DRIVE SW CALGARY

<https://paulbrinton.com>

INVESTOR ALERT!! It's not very often that a single family dwelling in a great neighborhood comes along under 400,000.00! This 4 bedroom Bi-Level in Cedarbrae has a serious head start in the renovation department. Updated kitchen, Bedroom Closets, a large back south facing deck in a very private well treed...

- 4 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bi-Level

**MLS ® #:** A1148483

**Type:** Detached

**Bedrooms:** 4

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-09-27 15:13:26

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 09/27/21

**Lot size:** 4424 sq ft

**Year built:** 1977

**Parking:** Off Street, On Street, Parking Pad, Paved

## PROPERTY FEATURES

**Total Parking:** 4

**Flooring:** Hardwood,Laminate,Tile

**Community Features:** Golf,Park,Schools  
Nearby,Sidewalks,Street Lights,Shopping  
Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Closet Organizers,See  
Remarks

**Roof Type:** Shingle

**Fireplace:** 1

**Fireplace Features:** Gas,Insert,Living  
Room,See Remarks,Stone

**Exterior Features:** Private Yard

**District:** CAL Zone S

**Inclusions:** See Remarks

**Lot Features:** Back Lane,Back Yard,Fruit  
Trees/Shrub(s),Lawn,Landscaped,Many  
Trees,Street Lighting,Private,Treed

**Heating Type:** Fireplace(s),Forced  
Air,Natural Gas



## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Lower Level

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 415.73

**Rooms Above Grade:** 5

**Construction Materials:** Stone,Vinyl Siding

**Foundation:** Poured Concrete

**Appliances:** See Remarks

**Subdivision Name:** Braeside

**Lot Size Acres:** 0.10

**Levels:** Bi-Level

**Zoning:** RC-1

**Lot Dim Info:** 18.9

**Photo Count:** 15

**Unit Exposure:** N

**Suite:** No

**Frontage Metres:** 5.71M 18`9"

**Living Area SF:** 913.81

**Structure Type:** House

**Restrictions:** See Remarks

