10820 Brae Road SW

Calgary | Active | MLS® A2354924

$619,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1969**	**1,110.9 sq. ft.**

Your next move starts with a conversation.

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Listed by TREC The Real Estate Company

A closer look

Open House Saturday November 21st.....2:00 - 4:00 PM.....A Rare Opportunity in the Heart of Braeside!

Offered for the first time in 39 years, this well-maintained 1,110 sq. ft. bi-level is nestled on a quiet, winding cul-de-sac in the established southwest community of Braeside. With approximately 1,989 sq. ft. of total developed living space, this home offers plenty of room for family living, entertaining and working from home.

The main level features three bedrooms, a spacious living room, a renovated kitchen and a four-piece bathroom. The kitchen features warm wood cabinetry, updated countertops, a coordinating tile backsplash and stainless steel appliances. The adjoining dining area opens onto the deck, creating a convenient connection between indoor and outdoor living.

Downstairs, you'll find an additional bedroom, a comfortable family room with a gas fireplace, a separate den/office, a games room and a three-piece bathroom. The versatile layout offers plenty of possibilities for families, guests or those looking for additional hobby or workspace.

Additional improvements include upgraded windows and new carpeting in two of the main-floor bedrooms. A new window for the primary bedroom is currently on order and will be installed on November 16th. The wood-burning fireplace in the lower-level family room has been converted to a convenient gas insert.

For those who love spending time outdoors, this property is a gardener's dream! Significant recent landscaping, mature trees and established garden beds create a beautiful setting to enjoy throughout the seasons. A spacious deck provides the perfect spot for morning coffee or summer entertaining, with a gas BBQ included. As evening approaches, gather around the gas firepit and enjoy the peaceful surroundings.

Completing the package is a detached two-car garage, along with additional on-street parking.

Braeside is known for its mature streets, green spaces and convenient amenities. Schools serving all grade levels, Southland Leisure Centre, shopping and restaurants are nearby, while Fish Creek Provincial Park offers wonderful opportunities to enjoy the outdoors. Southcentre Mall and access to Calgary's ring road are also just a short drive away.

After nearly four decades of ownership, this is an opportunity to settle into a home and neighbourhood that have stood the test of time. Come discover the possibilities at 10820 Brae Road SW!

For added peace of mind, a home inspection was completed in September 2026. Ask your REALTOR® for a copy of the report.

Property details

Status	Active

Prop. Type	Residential
MLS® Num	A2354924
Bedrooms	4
Bathrooms	2
Year Built	1969
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bi-Level
Total Living Area:	1,110.9 sq. ft.
Main Level Finished Area:	1,110.9 sq. ft.
Below Grade Finished Area:	883.2 sq. ft.
Acreage:	No
Lot Area:	6,299 sq. ft.
Lot Frontage:	50'7½"
Front Exposure:	West
Unit Exposure:	West
Levels:	Bi-Level
Total Rooms Above Grade:	6
Year built:	1969 (Age: 57)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3

Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	6246JK
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Family Room, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Braeside (Calgary)

Appliances:	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Refrigerator, Washer, Water Softener, Window Coverings
Inclusions:	Gas BBQ, Fridge in Basement, Garden Shed
Restrictions:	None Known
Main Floor	Living Room · 17'1" × 12'9" ·
Main Floor	Dining Room · 10'9" × 8'3" ·
Main Floor	Kitchen · 10'9" × 10'2" ·
Main Floor	Bedroom - Primary · 11'8" × 10'9" ·
Main Floor	Bedroom · 9'8" × 9'4" ·
Main Floor	Bedroom · 10'5" × 9'8" ·
Main Floor	Mud Room · 5'8" × 3'1" ·
Main Floor	Entrance · 6'11" × 4'5" ·
Lower Level	Family Room · 12'1" × 11'8" ·
Lower Level	Bedroom · 18'4" × 13'6" ·
Lower Level	Office · 10'9" × 10'3" ·
Lower Level	Game Room · 10'2" × 8'6" ·
Lower Level	Laundry · 17'1" × 4'5" ·
Lower Level	Furnace/Utility Room · 8'3" × 3'11" ·
Title to Land:	Leasehold
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Ceiling Fan(s), Storage
Exterior Features:	Barbecue, BBQ gas line
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Cul-De-Sac, Front Yard, Landscaped, Lawn, Many Trees, Rectangular Lot, Treed
Num. of Parcels:	0
Outbuildings:	Shed

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/10820-brae-road-sw-calgary-a2354924/

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