# 11147 Braeside Drive SW

Calgary | Active | MLS® A2357054

**$625,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **2** | **1972** | **1,060.1 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Real Broker

# A closer look

Welcome to 11147 Braeside Drive SW, a rare front-back split bi-level tucked into one of Calgary's most loved established communities. Braeside sits between Glenmore Reservoir and Fish Creek Park, with mature trees lining the streets, a park on nearly every corner, off-leash dog areas, the leisure centre, schools and everyday amenities all close by.

The main floor living spaces face south and are filled with sunlight all day. A large floor to ceiling bay window anchors the spacious living room, which flows into the dining area and kitchen. The kitchen extends into the back entry and mudroom, where floor to ceiling cabinetry gives you a pantry, storage and a place for everything coming in and out the door. Toward the back of the home you'll find a generous primary bedroom, a second bedroom and a 4 pc bathroom with a deep jetted soaker tub, all of which can be closed off from the main living area with a custom barn door.

The fully finished lower level is bright thanks to full sized windows. The family room is built around a gas fireplace framed by built-in shelving. The largest bed room in the house is down here and works beautifully as a second primary suite. A 3 pc bathroom with a steam shower, a dedicated laundry room with a utility sink, and a current home gym round out the space. The gym already has a large window and a huge closet, so adding a door and drywall could make it a 4th bedroom.

Outside, the oversized yard is a real standout. Mature trees, a massive deck and a large garden give you room to grow flowers, veggies and fruit. There's a double detached garage plus an extra parking pad, and the back gate opens up space for a small trailer, an additional vehicle or a fire pit. The furnace, ducts and hot water tank are all serviced annually, the roof was done in 2017, garage roof 2021, hot water tank 2022 and a radon mitigation system has been installed in 2026 for peace of mind.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2357054 |
| **Bedrooms** | 3 |
| **Bathrooms** | 2 |
| **Year Built** | 1972 |
| **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:** | 1,060.1 sq. ft. |
| **Main Level Finished Area:** | 1,060.1 sq. ft. |
| **Below Grade Finished Area:** | 933.9 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 5,511 sq. ft. |
| **Lot Frontage:** | 50'1¼" |
| **Front Exposure:** | South |
| **Levels:** | One |
| **Total Rooms Above Grade:** | 5 |
| **Year built:** | 1972 (Age: 54) |
| **Bedrooms:** | 3 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 7510JK |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, Other |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Stucco, Vinyl Siding, Wood Frame |

| | |
|---|---|
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Ceramic Tile, Laminate |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Basement, Blower Fan, Family Room, Gas, Mantle |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Additional Parking, Alley Access, Double Garage Detached, Garage Faces Rear, Other, Oversized |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | In Basement, In Unit, Laundry Room, Lower Level, Sink |
| **City Quadrant:** | Southwest |
| **Community:** | Braeside (Calgary) |
| **Appliances:** | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| **Inclusions:** | tv wall mount |
| **Restrictions:** | None Known |
| **Main Floor** | Mud Room · 12'5" × 9'9" · |
| **Main Floor** | Entrance · 6'8" × 3'10" · |
| **Main Floor** | Dining Room · 12'6" × 7' · |
| **Main Floor** | Kitchen · 12'6" × 9'7" · |
| **Main Floor** | Bedroom - Primary · 12'5" × 9'11" · |
| **Main Floor** | Living Room · 17'11" × 13'4" · |
| **Main Floor** | Bedroom · 9' × 9' · |

| | |
|---|---|
| **Lower Level** | Furnace/Utility Room · 9'4" × 2'10" · |
| **Lower Level** | Laundry · 9'2" × 5'7" · |
| **Lower Level** | Bedroom · 16' × 11'8" · |
| **Lower Level** | Storage · 8'2" × 3'4" · |
| **Lower Level** | Family Room · 18' × 12'8" · |
| **Lower Level** | Flex Space · 14' × 12'4" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Bookcases, Built-in Features, Open Floorplan, Recessed Lighting, Storage |
| **Exterior Features:** | Fire Pit, Garden, Private Yard |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Back Lane, Back Yard, Landscaped |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone S |
| **Zoning:** | R-CG |
| **Listed Date:** | Nov 05, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/11147-braeside-drive-sw-calgary-a2357054/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.