13 11407 Braniff Road SW

Calgary | Active | MLS® A2344661

$269,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1970**	**971 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Space, location value -- without the big price tag! A great opportunity in established Braeside! This two-storey townhome offers a practical layout with hardwood flooring throughout the main and upper levels and plenty of space to call home. The main floor features a bright living area and functional kitchen with ample cabinetry and counter space, while upstairs you'll find two bedrooms and a full bath. Custom blinds complement the sunny windows. The partially developed basement adds valuable additional living space with plenty of potential for storage or future use. Step outside to your private fenced yard-a welcome feature for summer entertaining, gardening or simply relaxing outdoors. Set within a well-managed complex in a mature southwest community, with parks, schools, shopping and transit nearby. An affordable way to get into the Calgary market, with the space and privacy of a two-storey home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344661
Bedrooms	2
Bathrooms	1
Year Built	1970
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	971 sq. ft.
Main Level Finished Area:	459 sq. ft.
Upper Level Finished Area:	512 sq. ft.
Condo Fee:	$463.18

Condo Fee Includes:	Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1970 (Age: 56)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	2CDC
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Off Street, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Braeside Village
Community:	Braeside (Calgary)
Amenities:	Parking
Appliances:	Dryer, Electric Stove, Refrigerator, Washer
Inclusions:	Custom Window Blinds
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 8'5" × 8'2" ·
Main Floor	Living Room · 15'8" × 13'3" ·
Main Floor	Dining Room · 9' × 7'6" ·
Upper Level	Bedroom - Primary · 15'8" × 9'8" ·
Upper Level	Bedroom · 12' × 9'11" ·
Lower Level	Furnace/Utility Room · 16' × 9'2" ·
Lower Level	Game Room · 15' × 10'1" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby
Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	None

Lot Features:	Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-CG d44
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/13-11407-braniff-road-sw-calgary-a2344661/

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