

# \$439,900 - 10714 Braeside Drive Sw, Calgary

MLS® #A2217054

**\$439,900**

3 Bedroom, 2.00 Bathroom, 1,728 sqft

Residential on 0.69 Acres

Braeside., Calgary, Alberta

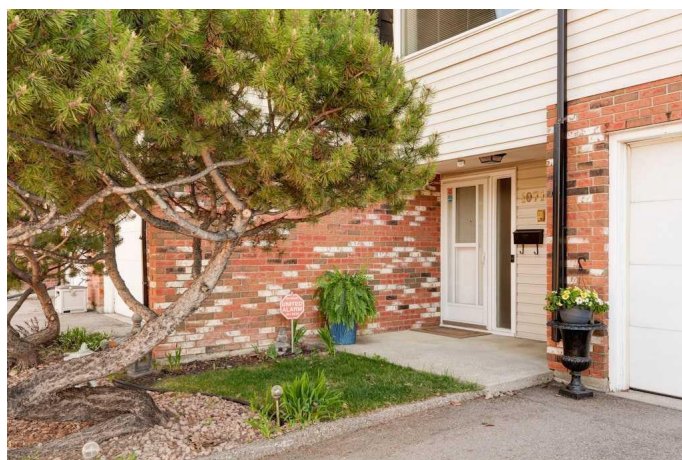
Beautifully updated and move-in ready, this 3 story townhouse located in the desirable community of Braeside offers a perfect blend of style and functionality. The main floor has been fully renovated and features new luxury vinyl plank flooring that extends throughout for a seamless and modern look. The refreshed kitchen boasts custom cabinetry by Superior Cabinets, quartz countertops, a classic subway tile backsplash, and pristine white appliances. The spacious main living area provides ample room for both formal entertaining and casual gatherings. A convenient half bath on the main level adds functionality for guests. Upstairs, you'll find a full bathroom and three generously sized bedrooms, each with excellent closet space. Outside, find a attached single garage + a parking pad behind, a total of 4 parking stalls available! Located in Calgary's southwest, Braeside is a well-established neighbourhood known for its mature trees, parks, and proximity to Fish Creek Park and the Glenmore Reservoir. Families will appreciate nearby schools and an active community association that hosts year-round events. This is an exceptional opportunity to own a stylish home in a vibrant, amenity-rich location.

Built in 1970

## Essential Information

MLS® #

A2217054



Price	\$439,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,728
Acres	0.69
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Level Split
Status	Active

### Community Information

Address	10714 Braeside Drive Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1C1

### Amenities

Amenities	Trash
Parking Spaces	4
Parking	Parking Pad, Single Garage Attached, Stall
# of Garages	1

### Interior

Interior Features	Chandelier, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle

Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	22
Zoning	M-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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