

11027 Bradbury Drive SW
Calgary, Alberta

MLS # A2260148



\$760,000

Division:	Braeside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,047 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Garden		

Heating:	Central, Natural Gas
Floors:	Carpet
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Metal Siding
Foundation:	Poured Concrete
Features:	Sauna

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Exceptional Corner Lot with Approved 4-Plex Development in Braeside. A remarkable opportunity to elevate your real estate portfolio with this prime corner lot in the heart of Braeside—fully approved for a future 4-plex development with four legal basement suites. This rare offering allows you to build eight rentable units in total, each with private entrances for maximum flexibility and outstanding income potential. The approved design showcases timeless architecture with a modern edge: clean lines, premium materials, and a sophisticated color palette create an upscale, boutique aesthetic. Thoughtful landscaping, elegant exterior lighting, and a cohesive facade further enhance its high-end appeal—an investment that’s as visually impressive as it is financially rewarding. Inside the planned build, each townhome will feature three bedrooms and a separate two-bedroom legal basement suite, designed with contemporary, low-maintenance finishes to attract quality tenants while minimizing operating costs. Ideally located just minutes from Rockyview General Hospital, Heritage Park, Chinook Centre, the Southland Leisure Centre, schools, transit, and LRT, with easy access to Canmore and Banff, this location offers exceptional convenience and long-term growth. Bonus Advantage: There are no city trees on the property and streetlights are located on the opposite side of the road, meaning you save significantly on potential development costs—no tree removal fees and no expenses for installing street lighting. For those not ready to redevelop immediately, the property currently includes a well-built 1,988 sq. ft. two-story home on a 6948 sq. ft. lot—perfect to renovate, rent, or live in while you plan your future build. The existing home features a spacious living room with a wood-burning fireplace, a country-style kitchen, four upper-level bedrooms, a

partially developed lower level with a sauna, and a single attached garage. Recent updates include vinyl windows (2018), roof shingles and eaves (2017), and a high-efficiency furnace (2004). Whether you choose to develop now or hold and upgrade, this property presents a high-yield, turnkey investment opportunity in one of Calgary's most desirable communities. Don't miss your chance to secure this exceptional asset—contact us today for full details or to schedule a private viewing.