587-899-3773
justin@realtyaces.ca

11219 Braniff Road SW
Calgary, Alberta

MLS # A2352103

$649,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,074 sq.ft.	**Age:**	1971 (55 yrs old)
Beds:	4	**Baths:**	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Street Lighti		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Metal Siding , Wood Frame	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Built-in Features, No Smoking Home		

Inclusions: All lighting fixtures.

Beautifully renovated and move-in ready, this charming bungalow in the established community of Braeside offers stylish modern finishes, a functional floor plan and an incredible backyard to enjoy for years to come! Step inside to a bright and welcoming living room with a large picture window, flowing seamlessly into the updated kitchen and dining area. The kitchen features crisp white cabinetry, quartz countertops, stainless steel appliances, a stylish backsplash and a spacious island with seating. The main level offers three bedrooms and an updated 4-piece bathroom, providing comfortable everyday living. The fully developed lower level offers even more room to spread out, with an expansive recreation room ideal for movie nights, a playroom or entertaining, along with a fourth bedroom, beautifully renovated bathroom, laundry and plenty of storage. Central air conditioning keeps things comfortable through the warmer months. Outside, the beautifully landscaped and private backyard is a wonderful extension of the home, featuring a spacious deck for summer BBQs, a patio and plenty of green space for kids, pets or simply enjoying the outdoors. A newer double detached garage adds convenience and extra storage, while mature trees and landscaping enhance the home's charm. Ideally located close to schools, parks, playgrounds, shopping and everyday amenities, with convenient access to South Glenmore Park, the Glenmore Reservoir and major roadways. Whether you're starting out, growing your family or simply looking for a home where the work has already been done, this thoughtfully updated bungalow offers an inviting place to settle in and make your own!

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of RE/MAX House of Real Estate. Information is believed to be reliable but not guaranteed.