

10820 Brae Road SW
Calgary, Alberta

MLS # A2354924

\$639,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,111 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Front Yard, Landscaped, Lawn, Many Trees, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Gas BBQ, Fridge in Basement, Garden Shed

Open House Saturday October 31st & Sunday November 1st...2:00 - 4:00 PM... Come Have a Look... A Rare Opportunity in the Heart of Braeside! Offered for the first time in 39 years, this well-maintained 1,110 sq. ft. bi-level is nestled on a quiet, winding cul-de-sac in the established southwest community of Braeside. With approximately 1,989 sq. ft. of total developed living space, this home offers plenty of room for family living, entertaining and working from home. The main level features three bedrooms, a spacious living room, a renovated kitchen and a four-piece bathroom. The kitchen features warm wood cabinetry, updated countertops, a coordinating tile backsplash and stainless steel appliances. The adjoining dining area opens onto the deck, creating a convenient connection between indoor and outdoor living. Downstairs, you'll find an additional bedroom, a comfortable family room with a gas fireplace, a separate den/office, a games room and a three-piece bathroom. The versatile layout offers plenty of possibilities for families, guests or those looking for additional hobby or workspace. Additional improvements include upgraded windows and new carpeting in two of the main-floor bedrooms. A new window for the primary bedroom is currently on order and will be installed upon arrival. The wood-burning fireplace in the lower-level family room has been converted to a convenient gas insert. For those who love spending time outdoors, this property is a gardener's dream! Significant recent landscaping, mature trees and established garden beds create a beautiful setting to enjoy throughout the seasons. A spacious deck provides the perfect spot for morning coffee or summer entertaining, with a gas BBQ included. As evening approaches, gather around the gas firepit and enjoy the peaceful surroundings. Completing the package is a detached two-car garage, along with additional

on-street parking. Braeside is known for its mature streets, green spaces and convenient amenities. Schools serving all grade levels, Southland Leisure Centre, shopping and restaurants are nearby, while Fish Creek Provincial Park offers wonderful opportunities to enjoy the outdoors. Southcentre Mall and access to Calgary's ring road are also just a short drive away. After nearly four decades of ownership, this is an opportunity to settle into a home and neighbourhood that have stood the test of time. Come discover the possibilities at 10820 Brae Road SW! For added peace of mind, a home inspection was completed in September 2026. Ask your REALTOR® for a copy of the report.