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10714 Braeside Drive SW  
Calgary, Alberta

MLS # A2217054



\$439,900

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,728 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Attached, Stall		
Lot Size:	0.69 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Chandelier, Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 375
LLD:	-
Zoning:	M-CG
Utilities:	-

Inclusions: N/A

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.