



GRASSROOTS
REALTY GROUP

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10827 Brae Road SW
Calgary, Alberta

MLS # A2335111



\$689,000

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,179 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: n/a

Welcome to this lovely updates bungalow with loads of opportunity! Perfectly positioned on a quiet cul-de-sac, great sized lot in the highly desirable community of Braeside. Sitting on a 7000+ SQ.FT. R-CG zoned lot (based on the current City bylaw), this property delivers outstanding immediate rental income potential while also offering excellent space for a growing family — an ideal fit for both homeowners and savvy investors. The main floor offers a bright and spacious layout with 3 bedrooms and 1.5 bathrooms in over 1100sqft, a generous living and dining area, and large windows that flood the home with natural light. The kitchen overlooks the private backyard and showcases newer appliances. Step outside to enjoy the side driveway, oversized double detached garage, and great backyard to enjoy your summer nights. Location is unbeatable. Braeside offers quick access to Stoney Trail, 14th Street, and Anderson Road, making commuting effortless. You are minutes from excellent schools, a wide range of shopping amenities, Southland Leisure Centre, Glenmore Reservoir, and the new Costco. Whether you are seeking a move-in-ready home, a low-maintenance investment property, this home checks every box — privacy, prime location, and long-term value all in one exceptional opportunity.