

\$760,000 - 11027 Bradbury Drive Sw, Calgary

MLS® #A2260148

\$760,000

4 Bedroom, 3.00 Bathroom, 2,047 sqft

Residential on 0.16 Acres

Braeside., Calgary, Alberta

Exceptional Corner Lot in Braeside

A remarkable opportunity to elevate your real estate portfolio with this prime corner lot in the heart of Braeside. This rare property offers excellent flexibility and long-term potential in a highly sought-after southwest Calgary location.

Ideally situated 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 provides exceptional convenience and growth opportunity.

The property currently includes a well-built 1,988 sq. ft. two-story home on a 6,948 sq. ft. lotâ€”perfect to renovate, rent, or live in while you plan your future options. 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 hold, renovate, or develop, this property presents a strong, turnkey investment opportunity in one of Calgaryâ€™s most desirable communities. Donâ€™t miss your chance to secure this



exceptional assetâ€”contact us today for full details or to schedule a private viewing. 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 costsâ€”no tree removal fees and no expenses for installing street lighting.

Built in 1967

Essential Information

MLS® #	A2260148
Price	\$760,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	2,047
Acres	0.16
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	11027 Bradbury Drive Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1B1

Amenities

Parking Spaces	1
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Sauna
Appliances	See Remarks
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Corner Lot, Garden
Roof	Asphalt Shingle
Construction	Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	19
Zoning	R-CG

Listing Details

Listing Office	Creekside Realty
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