

\$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 with Approved 4-Plex Development in Braeside.

A remarkable opportunity to elevate your real estate portfolio with this prime corner lot in the heart of Braeside—fully approved for a future 4-plex development with four legal basement suites. This rare offering allows you to build eight rentable units in total, each with private entrances for maximum flexibility and outstanding income potential.

The approved design showcases timeless architecture with a modern edge: clean lines, premium materials, and a sophisticated color palette create an upscale, boutique aesthetic. Thoughtful landscaping, elegant exterior lighting, and a cohesive façade further enhance its high-end appeal—an investment that’s as visually impressive as it is financially rewarding.

Inside the planned build, each townhome will feature three bedrooms and a separate two-bedroom legal basement suite, designed with contemporary, low-maintenance finishes to attract quality tenants while minimizing operating costs.

Ideally located 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 offers exceptional convenience and long-term growth.

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 costs—no tree removal fees and no expenses for installing street lighting. For those not ready to redevelop immediately, the property currently includes a well-built 1,988 sq. ft. two-story home on a 6948 sq. ft. lot—perfect to renovate, rent, or live in while you plan your future build. 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 develop now or hold and upgrade, this property presents a high-yield, turnkey investment opportunity in one of Calgary's most desirable communities.

Don't miss your chance to secure this exceptional asset—contact us today for full details or to schedule a private viewing.

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
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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	1
Zoning	R-CG

Listing Details

Listing Office

Creekside Realty

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