

**27A, 333 Braxton Place SW  
Calgary, Alberta**

**MLS # A2267776**



# \$317,900

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	528 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 380
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Ceiling Fan(s), High Ceilings, Natural Woodwork, No Animal Home, Open Floorplan		

**Inclusions:** n/a

**\*\* OPEN HOUSE SUNDAY DEC 14 \*\* 1:00 - 4:00PM\*\* RENOVATED Bi-Level Townhome BACKING Onto a PARK with Exposed Wood Beams & LOW Condo Fees!!** Welcome to this warm and inviting bi-level townhome, perfectly tucked away in one of the MOST DESIRABLE locations in the complex &mdash; backing directly onto a beautiful park surrounded by mature trees. From the moment you walk in, you'll be captivated by the SOARING VAULTED CEILINGS and exposed wood beams, adding timeless character and an undeniable sense of charm. The OPEN CONCEPT main floor is bright and airy, featuring a renovated kitchen with updated cabinetry, Tile backsplash, modern lighting & gorgeous wood counter tops! The spacious living and dining areas are ideal for entertaining or relaxing at home, filled with natural light that enhances the home's cozy, welcoming atmosphere. Step outside to your private deck overlooking the park &mdash; the perfect place to enjoy quiet mornings or unwind after a long day. Completing the upper level is a beautifully renovated 4-piece bathroom finished with a beautiful modern vanity and tile shower! Downstairs, you'll find 2 comfortable bedrooms with large windows, and a practical laundry and storage area. Important updates have already been completed, including a NEW furnace, NEW hot water on demand system, newer windows + a new back door, so you can simply move in and enjoy. This well-managed complex is known for its strong reserve fund and low condo fees, making it a fantastic opportunity for first-time buyers, downsizers, or investors alike. With easy access to schools, shopping, parks, transit, and major roadways, this location truly has it all. Come experience the perfect balance of character, comfort, and convenience &mdash; this MOVE IN READY gem is ready to welcome

you home! IMMEDIATE POSSESSION AVAILABLE!!