

22A, 333 Braxton Place SW  
Calgary, Alberta

MLS # A2273954



**\$314,900**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	475 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 383
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, High Ceilings, Laminate Counters, Natural Woodwork, Open Floorplan, Primary Downstairs, See Remarks, Storage, Vinyl Windows		
<b>Inclusions:</b>	n/a		

PRICE REDUCED & BRAND NEW LUXURY VINYL PLANK FLOORING JUST INSTALLED! Discover this inviting and budget friendly bi-level townhome located in the established community of Braeside - perfect for homeowners and investors alike! The open-concept main level features soaring beamed ceilings with beautiful natural woodwork features, a bright living area, and access to your private deck – great for relaxing or entertaining in the warmer months. This home offers 2 bedrooms, convenient parking, and peace of mind with a new hot water tank (2024). The layout is both functional and full of character, making it a standout option in today's market. Located steps from a greenspace and playground, with schools, shopping, transit, and major roadways just a hop skip or jump away, this property combines lifestyle and accessibility. Whether you're looking for your first home, downsizing, or seeking an investment property with strong rental appeal, this gem has it all. Don't miss out on this exceptional home - View TODAY! (some photos have been virtually staged)