

2103, 202 Brae Glen Close SW  
Calgary, Alberta

MLS # A2277648



**\$337,750**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,284 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 747
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Storage		
<b>Inclusions:</b>	Chest Freezer		

Rare opportunity in Braeside! This exceptional condo has fresh carpet and paint and was thoughtfully created by combining two original units into one expansive home. Step inside the kitchen complete with ample cabinetry and flow seamlessly into the dining area and into the oversized living room which opens onto a massive, private patio, creating an effortless indoor-outdoor lifestyle. Discover a huge walk-in storage area, full 4-piece bathroom, and a generous second bedroom, ideal for guests, office or flexible living. The primary retreat must be seen to be appreciated, featuring a second large private patio, walk-in closet, in-suite laundry, and an exceptionally spacious ensuite. This home includes TWO secure underground parking stalls, a separate storage locker, and is located within a quiet, GATED complex. Enjoy one of Calgary's most convenient communities with walkable access to shopping, schools, and Southland Leisure Centre, plus easy transit downtown, quick access to 14th Street, and a swift connection to Stoney Trail. This is more than a condo. It's a rare lifestyle opportunity in a GATED Braeside complex, offering space, privacy, and location in perfect balance. Converted units of this caliber seldom come to market and when they do, they don't last long. Seize this exceptional opportunity before it's gone.