

\$324,900 - 17, 333 Braxton Place Sw, Calgary

MLS® #A2197586

\$324,900

2 Bedroom, 2.00 Bathroom, 511 sqft

Residential on 0.00 Acres

Braeside., Calgary, Alberta

OVER 1000 OF Living Space!! Welcome HOME!! Welcome to this beautifully renovated 2-bedroom, 1.5-bathroom duplex, offering a perfect blend of modern upgrades and cozy charm. Nestled in the sought-after community of Braeside, this home has been thoughtfully updated for both style and convenience.

Inside, you will find updated flooring throughout and a renovated kitchen featuring newer cabinets, sleek quartz countertops, and stainless steel appliances (stove, fridge, and microwave, all replaced in 2022). The full bathroom has been refreshed with new tiles and a stylish backsplash, while a new half-bath was added in the basement in 2022 for extra convenience. Upstairs, a new closet enhances storage, and the basement boasts newly replaced windows, improving energy efficiency and natural light. Additional features include: 2 Generously sized bedrooms, New lighting fixtures in bedrooms and hallway, Backing onto green space, No neighbors behind, Fresh coat of paint in most areas of the home, Private and fenced backyard, Board policy welcoming pets, Ample storage space inside and out, High ceilings, Large windows, Laundry room in basement, etc.

Located in a well-maintained complex, with very low condo fees, this beautiful home also includes an assigned parking stall right in front of your home's main door (Parking Stall #17), and access to walking paths, parks, and



schools. With quick access to Stoney Trail, Costco, and the Tsu Tina Shopping District, youâ€™re never far from shopping, dining, and daily essentials. Donâ€™t miss this opportunity to own a move-in-ready home in a fantastic locationâ€”schedule your showing today!!

Built in 1973

Essential Information

MLS® #	A2197586
Price	\$324,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	511
Acres	0.00
Year Built	1973
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	17, 333 Braxton Place Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2E7

Amenities

Amenities	Park, Parking, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Natural Woodwork, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Master Downstairs
Appliances	Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Metal
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Few Trees, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2025
Days on Market	14
Zoning	M-CG

Listing Details

Listing Office	Royal LePage Benchmark
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