

\$325,000 - 11a, 333 Braxton Place Sw, Calgary

MLS® #A2164233

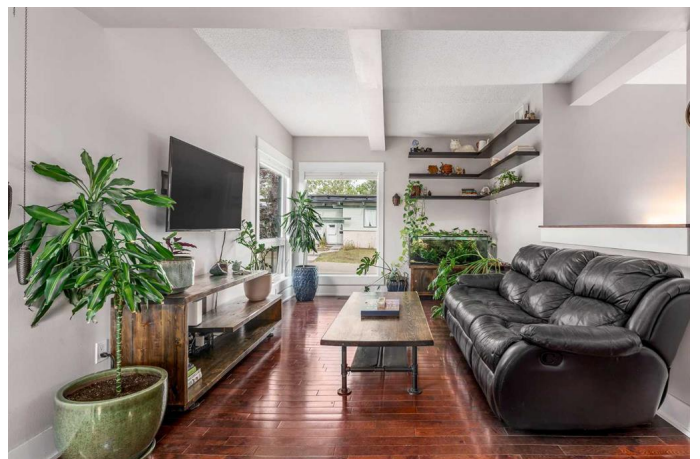
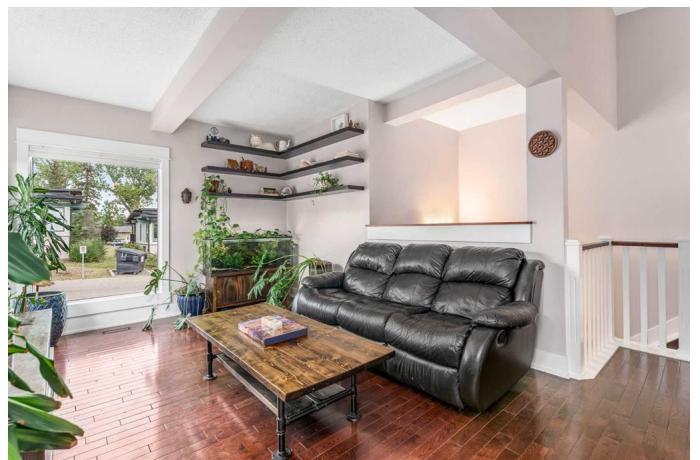
\$325,000

2 Bedroom, 2.00 Bathroom, 529 sqft

Residential on 0.00 Acres

Braeside, Calgary, Alberta

Welcome to this charming bi-level duplex, surrounded by nature, offering a private backyard retreat. Nestled against a lush green space, this home has stunning high vaulted, beamed ceilings and large new windows that create an airy and spacious feel. Featuring 2 generously-sized bedrooms (one with additional storage under the stairs), 1.5 baths, and ample storage space inside and out, it's perfect for comfortable living. The flooring has been updated throughout, and the main bathroom was fully renovated in 2021. Another half bath was added in the basement for convenience, as well as new windows and back door with a phantom screen (2021). The laundry room has storage space and newer washer/dryer (2022). Other updates include a high efficiency furnace (2018), AC (2022), on demand hot water heater (2022), and new piping and backwater valve (2022). The unit also comes with an assigned off-street parking stall right in front of the home. Enjoy your morning coffee or entertain guests on the private deck, all while taking in the peaceful surroundings. This nature-like setting offers an abundance of raspberry bushes throughout the summer months. The property management stays on top of maintenance and caring for the complex. The location is ideal, with everything you need closeby! You'll find the Southland Leisure Centre nearby plus plenty of shopping, dining options, parks, playgrounds, and schools nearby. Public transportation is easily accessible, and you're



just a short drive from Rockyview Hospital, downtown, and major routes like Stoney Trail and Deerfoot Trail. This home combines modern convenience with a touch of rustic charm, making it a must-see!

Built in 1973

Essential Information

MLS® #	A2164233
Price	\$325,000
Sold Price	\$335,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	529
Acres	0.00
Year Built	1973
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	11a, 333 Braxton Place Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2E7

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), High Ceilings, Master Downstairs,
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	Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Storage
Lot Description	Backs on to Park/Green Space, Garden, Landscaped
Roof	Membrane
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2024
Date Sold	September 13th, 2024
Days on Market	2
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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