



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**2105, 202 Braeglen Close SW
Calgary, Alberta**

MLS # A2242393



\$240,000

Division:	Braeside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	726 sq.ft.	Age:	1972 (53 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 434
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: n/a

Discover an exceptional opportunity to embrace effortless living in this captivating main floor condo! Step into a thoughtfully designed space where a fantastic kitchen awaits, boasting abundant cabinetry, generous counter space, and a brand new stove – perfect for culinary enthusiasts. The inviting eating area flows seamlessly into a spacious living room, where patio doors open onto your private oasis: a charming patio overlooking lush greenspace. Enjoy tranquil mornings and vibrant afternoons in your own secluded retreat. This home also features a great primary bedroom, a convenient 4-piece main bath, and stacked laundry with clever in-unit storage. Your secure, underground parking stall within this gated complex offers peace of mind. Beyond your doorstep, a truly fabulous location beckons: enjoy easy walking access to stores, the Leisure Centre, and schools. Plus, with quick access to 14th Street, direct bus routes downtown, and a swift exit via Stoney Trail, every convenience is at your fingertips. This isn't just a condo; it's your ticket to a lifestyle of comfort, convenience, and community – seize this opportunity before it's gone!