



GRASSROOTS
REALTY GROUP

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22A, 333 Braxton Place SW
Calgary, Alberta

MLS # A2259261



\$319,900

Division:	Braeside		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	475 sq.ft.	Age:	1973 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac		

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

Discover this inviting and budget friendly duplex-style 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)