



GRASSROOTS
REALTY GROUP

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1107, 201 brae Glen SW
Calgary, Alberta

MLS # A2273707



\$239,900

Division:	Braeside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	997 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 617
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Dishwasher, Washer/Dryer, Stove, Refrigerator, Window Coverings

Welcome to this bright, well-laid-out 2 bedroom, 1 bath unit in a solid, conveniently located building. Big windows bring in plenty of natural light, and the floorplan actually makes sense—no wasted space. The private, nicely sized patio gives you an easy outdoor hangout for coffee, meals, or winding down after work. There is a storage locker just down the hall. There are also 2 assigned indoor parking stalls. Shopping, restaurants, transit, and everyday essentials are all close by. Southland Leisure Centre is minutes away for pools, gyms, rinks, and full community amenities. The area also offers strong nearby schools, making this a reliable option for long-term living or rental appeal. A comfortable, walkable, low-stress home in a growing pocket of the city. Don't miss your chance!