



**27, 333 Braxton Place SW  
Calgary, Alberta**

**MLS # A2289329**



**\$319,000**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	534 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 380
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Ceiling Fan(s), High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Tucked away in a quiet cul-de-sac in the established community of Braeside, this mid-century modern inspired bi-level duplex condo offers the perfect blend of style, comfort, and location. The main level is 534 sq ft and showcases beautiful natural wood vaulted ceilings, engineered hardwood floors, and an open, airy layout filled with natural light. The newly renovated kitchen features cutting board-style countertops, stainless steel appliances, and flows seamlessly into the spacious dining and living areas — highlighted by large windows and a striking metal egg-shaped wood-burning fireplace. Step out from the dining area to your private deck overlooking a peaceful park with mature trees and a playground — an ideal spot to relax or entertain. A tastefully updated 4-piece bathroom completes this level. The lower level is 460 sq ft and offers two bright bedrooms with large windows, a utility room with laundry, and ample storage space. Additional features include one assigned parking stall and plenty of visitor parking. Perfectly located close to Fish Creek Park, Glenmore Reservoir, Weaselhead Flats, schools, shopping, restaurants, medical facilities, and major roadways — offering easy access around the city or a quick getaway to the mountains. Don't miss the opportunity to own this stylish, move-in ready home in the mature community of Braeside.