



**22A, 333 Braxton Place SW
Calgary, Alberta**

MLS # A2295182



\$312,000

Division:	Braeside		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	509 sq.ft.	Age:	1973 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 383
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: Shoe cabinet at front door, bathroom mirror

Opportunity awaits you in this move-in ready condo with tasteful updates to welcome you home. The property has been fully repainted with a neutral and stylish colour and features a refresh in the kitchen with new countertops, new ceramic tile back splash, and a new stainless-steel fridge and dishwasher. The dining room has a vaulted ceiling which lends an airy and open feel to the space, and the living room features massive corner windows that let in tons of light, complete with new drapes. You’ll also love the new vinyl plank flooring throughout the home. The bedrooms are well proportioned with generous windows which allow a lot of natural light. There is a spacious laundry/mechanical/storage room plus additional under-the-stairs storage. The south facing deck is warm and sunny and perfect for a BBQ and doing some gardening. This complex is conveniently located in the sought-after community of Braeside and is only minutes from a bus route, the community centre, Southland Leisure Centre and a variety of schools/daycare options. All major shopping is located only minutes away and Stoney Trail is easily accessible from this location.