

32A, 333 Braxton Place SW  
Calgary, Alberta

MLS # A2245164



\$325,000

|           |                                                                  |        |                   |
|-----------|------------------------------------------------------------------|--------|-------------------|
| Division: | Braeside                                                         |        |                   |
| Type:     | Residential/Duplex                                               |        |                   |
| Style:    | Attached-Side by Side, Bi-Level                                  |        |                   |
| Size:     | 530 sq.ft.                                                       | Age:   | 1973 (52 yrs old) |
| Beds:     | 2                                                                | Baths: | 1                 |
| Garage:   | Stall                                                            |        |                   |
| Lot Size: | -                                                                |        |                   |
| Lot Feat: | Backs on to Park/Green Space, Low Maintenance Landscape, Private |        |                   |

|             |                               |            |          |
|-------------|-------------------------------|------------|----------|
| Heating:    | Forced Air, Natural Gas       | Water:     | -        |
| Floors:     | Carpet, Linoleum              | Sewer:     | -        |
| Roof:       | Membrane                      | Condo Fee: | \$ 383   |
| Basement:   | Finished, Full                | LLD:       | -        |
| Exterior:   | Wood Frame                    | Zoning:    | M-CG d44 |
| Foundation: | Poured Concrete               | Utilities: | -        |
| Features:   | Open Floorplan, Vinyl Windows |            |          |

Inclusions: N/A

Welcome to one of the best-located homes in this sought-after Braeside townhome complex! This stylishly updated end unit backs directly onto a tranquil green space and is just a 3-minute walk to the off-leash dog park—perfect for pet lovers and outdoor enthusiasts alike. Step inside to find a welcoming foyer leading up to the bright and airy main level. Fresh carpet, large windows, and a spacious layout create a warm and inviting atmosphere. The fully renovated kitchen features modern finishes and overlooks both the dining area and the lush green space beyond. A full bathroom and generous living room round out the main level. Downstairs, you’ll find two comfortable bedrooms including a spacious primary suite, plus a second well-sized bedroom. The lower level also offers updated laundry facilities, a utility area, and extra storage space. The oversized back deck is ideal for relaxing or entertaining, with clear sightlines to the open park—perfect for keeping an eye on the kids or simply enjoying the peaceful setting. The fully fenced yard offers privacy and security, with a bonus enclosed storage area beneath the deck—an ideal spot for seasonal items or pet gear. This well-managed and extremely pet-friendly complex welcomes dogs of all sizes with simple board approval. With quick access to both Stoney Trail and Macleod Trail, and located in a quiet, family-friendly community, this home checks all the boxes for comfortable, connected living. Some of the recent upgrades, Brand new kitchen (2024) with all new cabinets, counters, lighting, and stainless steel appliances, New carpet upstairs (2024) and downstairs (2023), Updated bathroom (2021) with stone countertops, Laundry room refreshed (2025) and includes a new washer & dryer, Built-in closet organizers added to the primary bedroom (2025) and second bedroom (2024), New back fence (2023)

BOOK YOUR SHOWING TODAY ! DON'T MISS OUT !