



GRASSROOTS
REALTY GROUP

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10316 Braeside Drive SW
Calgary, Alberta

MLS # A2323570



\$299,900

Division:	Braeside		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,333 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 468
Basement:	None	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	M-CG d36
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, See Remarks		

Inclusions: N/A

This well-located 2-storey townhouse is available for quick possession. Ideally situated near major transportation routes and across from the Southland Leisure Centre, the property is also close to shopping, medical clinics, schools, parks, and other everyday amenities. With so much nearby, a vehicle may not be necessary for daily needs; however, the home also includes a single attached garage for added convenience and storage. A large foyer welcomes you from either the front entrance or the garage, with laundry and storage located on the entry level. The main level features a bright and generous living/dining area, a 2-piece bathroom, and a den. Upstairs, you will find three large, bright bedrooms and a full bathroom. Total of 4 parking Spots. *** Property is being sold AS IS, WHERE IS. The current owner has never occupied the property. Buyers are advised to conduct their own due diligence, as the seller makes no representations or warranties regarding the property's condition. The property does require some TLC, making it a GREAT OPPORTUNITY for buyers looking to renovate or ADD VALUE***