



GRASSROOTS
REALTY GROUP

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4, 333 Braxton Place SW
Calgary, Alberta

MLS # A2331909



\$325,000

Division:	Braeside		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	504 sq.ft.	Age:	1973 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 380
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Turnkey duplex style townhouse in a private setting with no neighbors behind!! Perfectly situated in the established community of Braeside, this beautifully updated mid-century modern inspired bi-level offers the perfect blend of style, comfort, and location. The bright main level features stunning natural wood vaulted ceilings with exposed beams, new luxury vinyl plank flooring, designer lighting, and large new windows throughout that fill the space with natural light. The renovated kitchen showcases stone countertops, stainless steel appliances, ceiling-height backsplash tile, and flows seamlessly to the spacious dining and living room with a cozy gas fireplace. A beautifully renovated 4pc bath completes this space. Step outside to your private deck and lower patio surrounded by mature trees, creating a peaceful outdoor retreat. The lower level offers two spacious bedrooms with large windows, laundry, and plenty of storage. Additional upgrades include new windows throughout, hot water tank 2022, one assigned parking stall, and ample visitor parking. Located in a well-managed, pet-friendly complex just minutes from Fish Creek Park, Glenmore Reservoir, Weaselhead Flats, schools, shopping, restaurants, and major roadways, this move-in ready home offers the perfect balance of nature, convenience, and modern style.