

**19A, 333 Braxton Place SW
Calgary, Alberta**

MLS # A2173962



\$299,900

Division:	Braeside		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	509 sq.ft.	Age:	1973 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Carport		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Few Trees, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle, Membrane	Condo Fee:	\$ 346
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: none

Welcome to 19A 333 Braxton Place SW, where modern comfort seamlessly blends with exceptional convenience. This remarkable unit features a variety of attributes that make it truly unique in today's market. As you enter, you'll find two spacious bedrooms at the lower level, each thoughtfully designed for comfort and privacy. With only one neighboring unit, you'll enjoy a sense of seclusion and tranquility. The interior boasts soaring vaulted ceilings that create an airy and expansive feel. Stylish laminate flooring runs throughout, offering both modern elegance and easy maintenance. The updated kitchen is a chef's delight, showcasing attractive butcher block countertops and contemporary finishes that combine functionality with visual appeal. Storage is plentiful, with extra space available under the stairs and beneath the deck, ensuring all your belongings have a designated spot. The large private patio and deck provide an ideal retreat for outdoor relaxation or entertaining guests in a serene setting. There are plenty of parking at the back alley of the unit. Convenient for the visit of your guests. For your convenience, the unit comes with an assigned parking stall, along with ample street and visitor parking. The pet-friendly complex welcomes dogs of all sizes, subject to board approval. Enjoy nearby amenities, including a dog park just steps away and shopping, including Costco, within a quick five-minute drive. This location offers easy access to everything you need while maintaining a peaceful and private living environment. Don't miss the opportunity to make this incredible unit at 333 Braxton Place SW your new home. Experience the perfect combination of modern updates, ample space, and unbeatable convenience.