

# \$299,900 - 1310, 201 Braeglen Close Sw, Calgary

MLS® #A2233178

**\$299,900**

2 Bedroom, 1.00 Bathroom, 997 sqft

Residential on 0.00 Acres

Braeside., Calgary, Alberta

This well-kept third-floor corner unit offers nearly 1,000 sq ft of comfortable living space in a concrete building with a classic brick exterior, providing both quiet and durability. Inside, youâ€™ll find 2 bedrooms, a full 4-piece bathroom, and a spacious kitchen with lots of cabinet storage, flowing into an open dining areaâ€”perfect for everyday meals or hosting. The living room opens to a large private balcony through brand-new French doors, and a retractable awning gives you shade when you need itâ€”ideal for relaxing or outdoor dining in the summer.

Key features include:

- â€¢ Two underground parking stalls (assigned)

- â€¢ Separate storage locker(main floor)

- â€¢ In-suite laundry

- â€¢ Private gate access and secure owner's courtyard

The location checks all the boxesâ€”just steps from Southland Leisure Centre, close to parks, schools, shopping, and quick access to bus routes and LRT.

Whether you're a first-time buyer, downsizing, or looking for a smart investment, this unit offers great space, solid construction, and an unbeatable location.

Built in 1972

## Essential Information

MLS® #

A2233178



Price	\$299,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	997
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1310, 201 Braeglen Close Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2B1

### Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Assigned, Off Street, Underground
# of Garages	2

### Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Playground, Private Entrance
Roof	Asphalt Shingle
Construction	Brick

### Additional Information

Date Listed	June 27th, 2025
Days on Market	14
Zoning	M-C1 d75

### **Listing Details**

Listing Office	Real Broker
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