

# \$319,900 - 22a, 333 Braxton Place Sw, Calgary

MLS® #A2259261

**\$319,900**

2 Bedroom, 1.00 Bathroom, 475 sqft

Residential on 0.00 Acres

Braeside., Calgary, Alberta

Discover this inviting and budget friendly duplex-style bi-level townhome located in the established community of Braeside - perfect for homeowners and investors alike! The open-concept main level features soaring beamed ceilings with beautiful natural woodwork features, a bright living area, and access to your private deck – great for relaxing or entertaining in the warmer months.

This home offers 2 bedrooms, convenient parking, and peace of mind with a new hot water tank (2024). The layout is both functional and full of character, making it a standout option in today's market.

Located steps from a greenspace and playground, with schools, shopping, transit, and major roadways just a hop skip or jump away, this property combines lifestyle and accessibility.

Whether you're looking for your first home, downsizing, or seeking an investment property with strong rental appeal, this gem has it all. Don't miss out on this exceptional home - View TODAY! (some photos have been virtually staged)

Built in 1973

## Essential Information

MLS® #

A2259261



|                |                        |
|----------------|------------------------|
| Price          | \$319,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 475                    |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 22a, 333 Braxton Place Sw |
| Subdivision | Braeside.                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2W 2E7                   |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Off Street, Stall                             |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, High Ceilings, Laminate Counters, Natural Woodwork, Open Floorplan, See Remarks, Storage, Vinyl Windows, Master Downstairs |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer                                                                         |
| Heating           | Forced Air                                                                                                                                  |
| Cooling           | None                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                              |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Balcony, Garden, Private Entrance        |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac |
| Roof              | Membrane                                 |

|              |                                  |
|--------------|----------------------------------|
| Construction | Stucco, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 39                   |
| Zoning         | M-CG d44             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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