

# \$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, you'll find 2 bedrooms, a full 4-piece bathroom, and a spacious kitchen with lots of cabinet storage, flowing into an open dining area—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 it—ideal for relaxing or outdoor dining in the summer.

Key features include:

- Two underground parking stalls (assigned)
- Separate storage locker(main floor)
- In-suite laundry
- Private gate access and secure owner's courtyard

The location checks all the boxes—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	8
Zoning	M-C1 d75

## **Listing Details**

Listing Office	Real Broker
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