

# \$289,900 - 1310, 201 Braeglen Close Sw, Calgary

MLS® #A2233178

**\$289,900**

2 Bedroom, 1.00 Bathroom, 997 sqft

Residential on 0.00 Acres

Braeside., Calgary, Alberta

**\*\* NEW PRICE\*\*** 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          | \$289,900         |
| 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      | Visitor Parking, Trash            |
| Parking Spaces | 2                                 |
| Parking        | Underground, Assigned, Off Street |
| # 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 | 39              |
| Zoning         | M-C1 d75        |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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