

\$317,900 - 27a, 333 Braxton Place Sw, Calgary

MLS® #A2267776

\$317,900

2 Bedroom, 1.00 Bathroom, 528 sqft

Residential on 0.00 Acres

Braeside., Calgary, Alberta

RENOVATED Bi-Level Townhome BACKING Onto a PARK with Exposed Wood Beams & LOW Condo Fees!! Welcome to this warm and inviting bi-level townhome, perfectly tucked away in one of the MOST DESIRABLE locations in the complex – backing directly onto a beautiful park surrounded by mature trees. From the moment you walk in, you™ll be captivated by the SOARING VAULTED CEILINGS and exposed wood beams, adding timeless character and an undeniable sense of charm.

The OPEN CONCEPT main floor is bright and airy, featuring a renovated kitchen with updated cabinetry, Tile backsplash, modern lighting & gorgeous wood counter tops! The spacious living and dining areas are ideal for entertaining or relaxing at home, filled with natural light that enhances the home™s cozy, welcoming atmosphere. Step outside to your private deck overlooking the park – the perfect place to enjoy quiet mornings or unwind after a long day. Completing the upper level is a beautifully renovated 4-piece bathroom finished with a beautiful modern vanity and tile shower!

Downstairs, you™ll find 2 comfortable bedrooms with large windows, and a practical laundry and storage area. Important updates have already been completed, including a NEW furnace, NEW hot water on demand system, newer windows + a new back door, so



you can simply move in and enjoy.

This well-managed complex is known for its strong reserve fund and low condo fees, making it a fantastic opportunity for first-time buyers, downsizers, or investors alike. With easy access to schools, shopping, parks, transit, and major roadways, this location truly has it all.

Come experience the perfect balance of character, comfort, and convenience – this MOVE IN READY gem is ready to welcome you home! IMMEDIATE POSSESSION AVAILABLE!!

Built in 1973

Essential Information

MLS® #	A2267776
Price	\$317,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	528
Acres	0.00
Year Built	1973
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	27a, 333 Braxton Place Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2E7

Amenities

Amenities	Park, Parking, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), High Ceilings, Natural Woodwork, No Animal Home, Open Floorplan
Appliances	Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 28th, 2025
Days on Market	3
Zoning	M-CG d44

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.