



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**333 BRAXTON Place #19A, Calgary T2W2E7**

MLS® #: **A2173962**      Area: **Braeside**      Listing Date: **10/23/24**      List Price: **\$299,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **1973**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Few Trees,No Neighbours Behind,Pie Shaped Lot**  
 Park Feat: **Carport**

DOM

**59**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Bi-Level,Side by Side**  
Parking  
 Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle,Membrane**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer**  
 Int Feat: **Beamed Ceilings,No Animal Home,No Smoking Home,Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`5" x 5`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`1" x 7`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`10" x 5`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`10" x 18`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`4" x 8`1"</b>	<b>Bedroom - Primary</b>	<b>Basement</b>	<b>10`4" x 13`6"</b>
<b>Laundry</b>	<b>Basement</b>	<b>11`7" x 12`3"</b>			

Legal/Tax/Financial

Condo Fee: **\$346**      Title: **Fee Simple**      Zoning: **M-CG**  
 Fee Freq: **Monthly**

Legal Desc:

7910697

Remarks

Pub Rmks:

**Welcome to 19A 333 Braxton Place SW, where modern comfort seamlessly blends with exceptional convenience. This remarkable unit features a variety of attributes that make it truly unique in today's market. As you enter, you'll find two spacious bedrooms at the lower level, each thoughtfully designed for comfort and privacy. With only one neighboring unit, you'll enjoy a sense of seclusion and tranquility. The interior boasts soaring vaulted ceilings that create an airy and expansive feel. Stylish laminate flooring runs throughout, offering both modern elegance and easy maintenance. The updated kitchen is a chef's delight, showcasing attractive butcher block countertops and contemporary finishes that combine functionality with visual appeal. Storage is plentiful, with extra space available under the stairs and beneath the deck, ensuring all your belongings have a designated spot. The large private patio and deck provide an ideal retreat for outdoor relaxation or entertaining guests in a serene setting. There are plenty of parking at the back alley of the unit. Convenient for the visit of your guests. For your convenience, the unit comes with an assigned parking stall, along with ample street and visitor parking. The pet-friendly complex welcomes dogs of all sizes, subject to board approval. Enjoy nearby amenities, including a dog park just steps away and shopping, including Costco, within a quick five-minute drive. This location offers easy access to everything you need while maintaining a peaceful and private living environment. Don't miss the opportunity to make this incredible unit at 333 Braxton Place SW your new home. Experience the perfect combination of modern updates, ample space, and unbeatable convenience.**

Inclusions:

none

Property Listed By:

**Kingsland Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







