

**2305, 202 Braeglen Close SW
 Calgary, Alberta**

MLS # A2336994



\$349,900

Division:	Braeside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,275 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 748
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, French Door, Laminate Counters, Pantry, Soaking Tub, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to Braeside, where mature trees, green space and an established community set the tone for this beautifully kept, spacious home. Offering OVER 1,200 SQ FT OF LIVING SPACE, this 3rd-floor condo gives you room that is genuinely hard to find at this price point. Step inside and immediately feel how well this home has been cared for. The bright and welcoming layout features a generous living and dining area with plenty of room for everyday living and entertaining. Step outside onto TWO PRIVATE BALCONIES BACKING ONTO GREEN SPACE, perfect for morning coffee, fresh air or simply relaxing in the peaceful surroundings. Beautiful FRENCH DOORS lead into the primary bedroom, creating a charming entrance to your own private retreat with a walk-in closet, ensuite and access to one of the balconies. A spacious second bedroom and second full bathroom offer flexibility for family, guests or a home office. There is even more space to appreciate with a dedicated area featuring a WASHER AND DRYER and room for a HANDYMAN WORKSPACE, SEWING AREA, hobby space or simply storing all your extra gear. With 2 BEDROOMS, 2 FULL BATHROOMS, a SEPARATE STORAGE LOCKER and the rare bonus of TWO UNDERGROUND PARKING STALLS, this home truly has so much to offer. Immaculately kept, spacious and surrounded by greenery. This is Braeside condo living with room to truly feel at home. Book your showing.