

**1405, 201 Braeglen Close SW
 Calgary, Alberta**

MLS # A2337338



\$340,000

Division:	Braeside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,278 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 755
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	High Ceilings		
Inclusions:	None		

This condo is truly unique and special. Perched on the top floor, with soaring ceilings and nearly 1,300 sq. ft. of living space, it feels much bigger than it is. With no one living above you, the top-floor location adds another level of privacy and quiet to an already secure, peaceful complex. From the moment you set foot in the foyer, you feel at home. The front entry is comfortably sized to greet guests and store your belongings. Newer laminate flooring, baseboards and paint give the home a fresh, updated feel throughout. The kitchen is spacious and bright, adjacent to the large dining room area—big enough for a full dining table and accessory furniture. The living room is well sized and has easy access to the top-floor balcony—a great space to enjoy the morning east sunshine with a cup of coffee. The bedrooms bookend this space, offering privacy. French doors invite you into the huge principal bedroom with its own balcony. This space offers a large walk-in closet with extra storage access through the attic hatch, a large laundry room, and an ensuite bathroom with makeup table. Additional storage is also included in this space. The secondary bedroom is well sized with high ceilings and an east-facing window and is within steps of the four-piece bathroom. Adding even more value and peace of mind are two brand-new high-efficiency furnaces. Two assigned underground parking stalls and a main-floor storage locker complete this fantastic opportunity.