

\$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	53
Zoning	M-C1 d75

Listing Details

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.