

# \$360,000 - 1406, 201 Braeglen Close Sw, Calgary

MLS® #A2204134

**\$360,000**

2 Bedroom, 2.00 Bathroom, 1,280 sqft  
Residential on 0.00 Acres

Braeside., Calgary, Alberta

RARE FIND!! Large TOP floor unit, sunny WEST balcony exposure offering 1,280 SF of living space with 2 bedrooms plus den. Incredible value in this concrete building, with unlimited potential to add your personal touch. Features include soaring vaulted ceilings, spacious kitchen with ample cabinetry and smooth transition to the dining room with plenty of room for friends and family. The living room gives access to the balcony for summer enjoyment - with extra shade provided by the retractable awning! The primary bedroom is sure to impress with the walk-in closet, 5 piece spa like ensuite with dual vanities, glass tile encased soaker tub and separate shower as well as sliding patio door access to the enclosed den/sun room. A second bedroom, 4 piece bathroom and storage closet complete this space. Don't overlook the TWO underground parking stalls and separate storage locker. With its own private gate and interior owner's courtyard, you will feel extra comfortable and secure. In-suite laundry with included washer and dryer. You will love the location - just steps from the Southland Leisure Centre, close to South Glenmore Park, shopping, express bus & LRT transportation. Book your showing today!

Built in 1972

## Essential Information

MLS® #

A2204134



|                |                   |
|----------------|-------------------|
| Price          | \$360,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,280             |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 1406, 201 Braeglen Close Sw |
| Subdivision | Braeside.                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2W 2B1                     |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Parking, Storage                        |
| Parking Spaces | 2  |
| Parking        | Off Street, Parkade, Underground, Assigned, Enclosed |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Double Vanity, High Ceilings, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                                  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| # of Stories      | 4  |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

### **Additional Information**

Date Listed March 21st, 2025

Days on Market 14

Zoning M-C1

### **Listing Details**

Listing Office RE/MAX First

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