



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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1310, 201 Braeglen Close SW
Calgary, Alberta

MLS # A2233178



\$289,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 607
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Vinyl Windows		
Inclusions:	N/A		

**** 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, you’ll find 2 bedrooms, a full 4-piece bathroom, and a spacious kitchen with lots of cabinet storage, flowing into an open dining area—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 it—ideal for relaxing or outdoor dining in the summer. Key features include: • Two underground parking stalls (assigned) • Separate storage locker(main floor) • In-suite laundry • Private gate access and secure owner's courtyard The location checks all the boxes—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.