

\$319,900 - 22a, 333 Braxton Place Sw, Calgary

MLS® #A2259261

\$319,900

2 Bedroom, 1.00 Bathroom, 475 sqft

Residential on 0.00 Acres

Braeside., Calgary, Alberta

Discover this inviting and budget friendly duplex-style bi-level townhome located in the established community of Braeside - perfect for homeowners and investors alike! The open-concept main level features soaring beamed ceilings with beautiful natural woodwork features, a bright living area, and access to your private deck – great for relaxing or entertaining in the warmer months.

This home offers 2 bedrooms, convenient parking, and peace of mind with a new hot water tank (2024). The layout is both functional and full of character, making it a standout option in today's market.

Located steps from a greenspace and playground, with schools, shopping, transit, and major roadways just a hop skip or jump away, this property combines lifestyle and accessibility.

Whether you're looking for your first home, downsizing, or seeking an investment property with strong rental appeal, this gem has it all. Don't miss out on this exceptional home - View TODAY! (some photos have been virtually staged)

Built in 1973

Essential Information

MLS® #

A2259261



Price	\$319,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	475
Acres	0.00
Year Built	1973
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	22a, 333 Braxton Place Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2E7

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Beamed Ceilings, High Ceilings, Laminate Counters, Natural Woodwork, Open Floorplan, See Remarks, Storage, Vinyl Windows, Master Downstairs
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Garden, Private Entrance
Lot Description	Backs on to Park/Green Space, Cul-De-Sac
Roof	Membrane

Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 22nd, 2025
Days on Market	39
Zoning	M-CG d44

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.