

# \$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

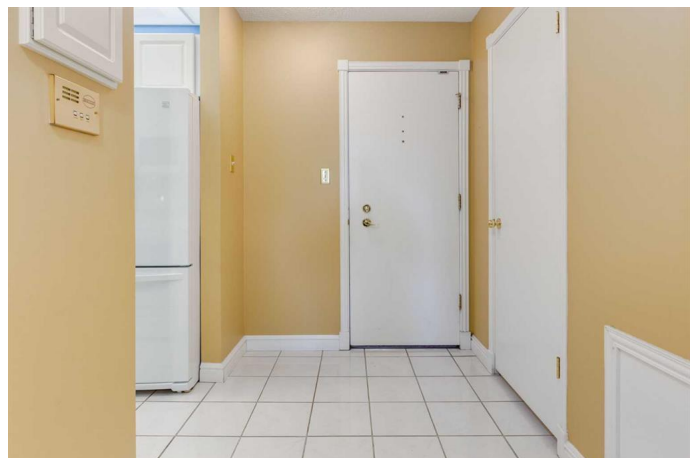
RARE FIND!! Large TOP floor unit, sunny WEST balcony exposure offering 1,280 SF of living space with 2 bedrooms plus den. Incredible value in this concrete building, with unlimited potential to add your personal touch. Features include soaring vaulted ceilings, spacious kitchen with ample cabinetry and 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	Assigned, Enclosed, Off Street, Parkade, Underground

### **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	10
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX First
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