

\$325,000 - 32a, 333 Braxton Place Sw, Calgary

MLS® #A2245164

\$325,000

2 Bedroom, 1.00 Bathroom, 530 sqft

Residential on 0.00 Acres

Braeside., Calgary, Alberta

Welcome to one of the best-located homes in this sought-after Braeside townhome complex! This stylishly updated end unit backs directly onto a tranquil green space and is just a 3-minute walk to the off-leash dog parkâ€”perfect for pet lovers and outdoor enthusiasts alike.

Step inside to find a welcoming foyer leading up to the bright and airy main level. Fresh carpet, large windows, and a spacious layout create a warm and inviting atmosphere. The fully renovated kitchen features modern finishes and overlooks both the dining area and the lush green space beyond. A full bathroom and generous living room round out the main level.

Downstairs, youâ€™ll find two comfortable bedrooms including a spacious primary suite, plus a second well-sized bedroom. The lower level also offers updated laundry facilities, a utility area, and extra storage space.

The oversized back deck is ideal for relaxing or entertaining, with clear sightlines to the open parkâ€”perfect for keeping an eye on the kids or simply enjoying the peaceful setting. The fully fenced yard offers privacy and security, with a bonus enclosed storage area beneath the deckâ€”an ideal spot for seasonal items or pet gear.

This well-managed and extremely pet-friendly



complex welcomes dogs of all sizes with simple board approval. With quick access to both Stoney Trail and Macleod Trail, and located in a quiet, family-friendly community, this home checks all the boxes for comfortable, connected living. Some of the recent upgrades, Brand new kitchen (2024) with all new cabinets, counters, lighting, and stainless steel appliances, New carpet upstairs (2024) and downstairs (2023), Updated bathroom (2021) with stone countertops, Laundry room refreshed (2025) and includes a new washer & dryer, Built-in closet organizers added to the primary bedroom (2025) and second bedroom (2024), New back fence (2023) BOOK YOUR SHOWING TODAY ! DON'T MISS OUT !

Built in 1973

Essential Information

MLS® #	A2245164
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	530
Acres	0.00
Year Built	1973
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	32a, 333 Braxton Place Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T2W 2E7
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Amenities

Amenities	Park, Playground, Visitor Parking
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Parking Spaces	1
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Parking	Stall
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Interior

Interior Features	Open Floorplan, Vinyl Windows
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Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
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Heating	Forced Air, Natural Gas
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Cooling	None
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	Playground, Private Entrance, Private Yard
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Lot Description	Low Maintenance Landscape, Private, Backs on to Park/Green Space
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Roof	Membrane
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Construction	Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	August 1st, 2025
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Days on Market	11
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Zoning	M-CG d44
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Listing Details

Listing Office	eXp Realty
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