

\$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

Amenities

Amenities Park, Playground, Visitor Parking

Parking Spaces 1

Parking Stall

Interior

Interior Features Open Floorplan, Vinyl Windows

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Playground, Private Entrance, Private Yard

Lot Description Backs on to Park/Green Space, Low Maintenance Landscape, Private

Roof Membrane

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 1st, 2025

Days on Market 2

Zoning M-CG d44

Listing Details

Listing Office eXp 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.