



1310, 201 Braeglen Close SW, Calgary, Alberta - \$289,900



Main Photo

Property Description

**** 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.

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