



GRASSROOTS
REALTY GROUP

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**305 Brae Glen Road SW
Calgary, Alberta**

MLS # A2250967



\$389,900

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,439 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden		

Heating:	High Efficiency, Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, High Ceilings, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 560
LLD:	-
Zoning:	M-CG d44
Utilities:	-

Inclusions: None

Perfect for young families, professionals, or downsizers seeking low-maintenance living, this 3 bedroom 2.5 bathroom townhouse with attached single garage has over 1400 sq. ft. of development. The kitchen has stainless steel appliances, including a range with 2 oven. The dining room has hardwood floors, and is open to the spacious Living room with vaulted ceilings. Upstairs, the primary bedroom provides a comfortable retreat, complete with an updated 3-piece ensuite. Bonus: one of the other secondary bedrooms features a fun loft bed, perfect for kids or a creative space. There is also a 4 pce main bathroom. The private fenced west-facing backyard offers raised garden beds and serene views—ideal for sunset lovers and gardening enthusiasts. The large, undeveloped lower level is perfect for storage or future development. Additional highlights include newer carpets, and a high-efficiency furnace (2019). The complex is ideally located close to the Southland Leisure Centre, South Glenmore Park, schools, shopping, and the Braeside Community Centre.