



**80 Brae Glen Lane SW
Calgary, Alberta**

MLS # A2263699



\$484,900

Division:	Braeside		
Type:	Residential/Other		
Style:	5 Level Split		
Size:	1,407 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Ma		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 691
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to this amazing home in the sought-after community of Braeside, perfectly positioned backing onto a green space with private park views and walking paths. This unique five-level split design offers space, light, and functionality for modern living. From the courtyard entry, step into a spacious foyer with direct access to the single attached garage. Just a few steps up from the foyer, you'll find the beautifully renovated kitchen and dining level. The kitchen showcases a large island, stylish two-tone "cabinetry, quartz countertops, tile backsplash, undermount sink, and stainless-steel appliances. The adjoining dining area easily accommodates a full-sized table and opens to the fenced backyard with park views—perfect for family gatherings and entertaining. From the foyer, a few steps down lead to the lower level, offering a versatile family room, gym, or home office. Upstairs, the living room features an open railing that overlooks the kitchen and dining area below, while a large front window fills the space with natural light. The next level includes the primary bedroom with a two-piece ensuite and large closet. A four-piece bath is conveniently located on this level, serving both the primary suite and the upper floor with two additional bedrooms, each with vaulted ceilings that add dimension and character. Additional highlights include a newer furnace and hot water tank, plus a basement level that provides extra storage and a laundry room. This well-managed complex has recently completed major exterior upgrades, including new siding, roofing, windows, fencing, and a refreshed building envelope, offering peace of mind for years to come. Ideally located minutes to the Southland Leisure Centre, schools, shopping, and commuter routes, this Braeside gem combines comfort, upgrades, and an unbeatable location. Most deserving your private tour!