



**GRASSROOTS**  
REALTY GROUP

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**10618 Braeside Drive SW**  
**Calgary, Alberta**

**MLS # A2281567**



**\$469,900**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,587 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Enclosed, Front Drive, Garage Door Opener, Garage Faces Front, Single Gar		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 475
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG d36
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** NONE

Welcome to Braeside & The Town Homes of Brae Glen. Great location! Over 1580 sq ft of living space. Many many upgrades include luxury vinyl flooring (2022), high efficiency furnace (2021), air conditioning (2021), front entrance door (2024), top floor new windows (2024), new appliances (2022), newer toilets (2022), new inside doors (2025), new paint in areas (2026), newer tiling and bathtub refinishing (2026), newer washer and dryer, newer baseboards (2022). Extensive upgrades. The home features a large backyard (rare). Also, a wide paved back lane for additional parking and access. Reasonable condo fees are \$475. Self-managed. Well-maintained complex. Close to schools, shopping, Costco, Buffalo Run, the Southland Leisure Centre, transit, and easy access to major routes, parks, and walking paths. A must to view!!