



GRASSROOTS
REALTY GROUP

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354 Brae Glen Road SW
Calgary, Alberta

MLS # A2284150



\$469,000

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,393 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 569
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, See Remarks		

Inclusions: Light Fixtures

RENOVATED | ATTACHED GARAGE | PRIVATE FENCED BACKYARD | 3 BED 2.5 BATH | MOVE IN READY Welcome to one of the most beautifully updated and meticulously maintained townhomes in Braeside. This 3-bedroom, 2.5-bath home has been thoughtfully upgraded throughout and is truly move-in ready. Professionally renovated kitchen is a standout, complemented by updated flooring, fresh paint, and updates throughout. The fully developed basement offers a large, versatile space—perfect for a rec room, family area, home gym, or playroom. Additional upgrades include newer fridge, stove, dishwasher, and even a high efficiency furnace! Enjoy the rare combination of a single attached garage plus a driveway, along with abundant street parking just steps away—ideal for guests. One of the home's biggest highlights is the private, fenced backyard backing onto a lush green space, surrounded by mature trees. Located in a very well-kept complex, this home is just steps from schools, Southland Leisure Centre, public transit, and shopping, with quick access to downtown and Stoney Trail. Condo fees even include water, adding to the convenience and value. A rare combination of upgrades, space, parking, and location in an established neighbourhood—an ideal home for a family ready to start their next chapter.