



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

**MLS # A2290345**



**\$489,900**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,333 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Back Lane, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 733
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Stone Counters, Vaulted Ceiling(s)		

**Inclusions:** None

Nestled in the heart of the established community of Braeside, this beautifully updated and renovated townhome offers an exceptional blend of character, space, and an unbeatable location backing directly onto one of Braeside's largest community park belts. The private back yard, your personal Summer retreat, literally opens directly onto the community greens. Spanning nearly 1,800 square feet of developed living space, spread across five functionally sized and architecturally engaging levels, this unique home provides both versatility and comfort. The interior features stunning original wood beamed ceilings, a kitchen flooded with natural light and windows facing the private gardens and yard, large family spaces, a bonus media/ flex room on the lower level and three generously sized bedrooms. The renovated kitchen and bathrooms bring modern style and functionality to the space; coupled with new carpets, fresh paint, new LVP flooring to pair with existing hardwood make this a genuinely move-in-ready home. This condominium corporation is incredibly proactive. Recent upgrades include new roofing and shingles throughout the development as well as new exterior cladding; a significant investment that enhances both curb appeal and the long term value of the home. If you're looking for a home that combines architectural character with modern but, beautifully curated renovations, generous living spaces and a truly special location, then 118 Brae Glen Lane SW, should most certainly be your new address.