



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

**MLS # A2290619**

**\$435,000**



<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,317 sq.ft.	<b>Age:</b>	1972 (54 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		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 576
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Vaulted Ceiling(s)		

**Inclusions:** N/A

Have you been waiting for an affordable, upgraded property that offers a rare combination of privacy, convenience and a truly special setting? Then welcome home to this MOVE-IN READY 3-bedroom, 3-bath townhouse in the established community of Braeside. Located on a quiet cul-de-sac and backing onto a large greenspace this property, with modernized interior finishes, offers space and style for everyday living and entertaining. The thoughtful four-level split design creates distinct yet connected living spaces. The sunny kitchen features newer appliances and a cozy spot for a casual table, perfect for morning coffee and everyday moments. Just off the kitchen, a spacious dining room offers a more formal setting for larger gatherings. One level up, the expansive living room overlooks the dining area below, creating an open, airy feel that's ideal for hosting or relaxing. A convenient 2-piece bath is located off the kitchen. Upstairs, the bedrooms are privately tucked away on the level 3 and 4. Each bedroom is generously sized with vaulted ceilings. All bathrooms have been updated, including a convenient 2-piece ensuite. Throughout the home you'll find upgraded engineered flooring—no carpet anywhere—fresh neutral paint, upgraded lighting and 2" blinds on all windows. The large, newer windows fill the home with natural light and provide views to greens spaces front and back. The full basement includes laundry and an abundance of storage or use it as flexible space for a home gym, hobbies or future development. An attached garage, plus driveway parking, adds everyday convenience. Set in a peaceful location backing south onto a large, quiet greenspace with mature trees, a charming gazebo, and a quaint brick bridge, the private fenced backyard enjoys sunny exposure and tranquil views. Your pets (max 2,

Board approval required) are welcome here! Ideally located near major transportation routes including Stoney Trail and close to transit, schools, shopping, Taza Costco, and Southland Leisure Centre, this home offers comfort, flexibility, and a fantastic location.