



**10304 Braeside Drive SW**  
**Calgary, Alberta**

**MLS # A2302238**



**\$400,000**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,329 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Slate, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 290
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Wood Frame	<b>Zoning:</b>	M-CG d36
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** N/A

[OPEN HOUSE Sat. 2-4PM] Beautifully maintained 3-bedroom townhome in the heart of Braeside. Offering 1698 sq. ft. of bright, functional living space, this two-storey home features a spacious main floor with large windows, a welcoming living and dining area, and a well-designed kitchen with ample cabinetry and counter space. Upstairs you’ll find three generous bedrooms and a full bath, while the main floor includes a convenient powder room. Ample storage, and a single attached garage add everyday practicality. Newer kitchen appliances(2023) and New Hot Water Tank (2026). The garage door was replace in Dec. 2025. Step outside to your private patio and fenced backyard, perfect for morning coffee or summer evenings. The location is unbeatable. Just minutes from Southland Leisure Centre, Glenmore Reservoir, and Fish Creek Park, you’ll enjoy year-round recreation including walking and biking paths, sailing, and expansive green space. Multiple schools, parks, shopping, transit, and quick access to major routes make commuting downtown easy. A rare opportunity to own in a mature, established southwest community where quality of lifestyle, and long-term value come together.