



GRASSROOTS
REALTY GROUP

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**436 Brae Glen Crescent SW
Calgary, Alberta**

MLS # A2210299



\$499,900

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,423 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 560
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Pantry		

Inclusions: Lower refrigerator

Welcome to this updated 3-bedroom townhome located in an unbeatable Braeside location. This home offers a south-facing, fenced yard that backs a wooded environmental reserve, offering both privacy and a peaceful setting. The interior features a high-end kitchen renovation, including a waterfall granite island with a breakfast bar, upgraded appliances, a pantry with built-in storage, and ample white cabinetry. The adjacent dining room offers plenty of space for your dining room furniture, and a modern 2-piece bath adds convenience on the main level. Walk up a few steps to a spacious living room that boasts a large picture window inviting plenty of natural light into the space. Continue up to the next level where you will find a renovated 4-piece bathroom, a large primary bedroom with designer wallpaper and a spacious 2-piece ensuite. The upper level boasts two additional bedrooms - ideal for kids, guests, or a home office. Other highlights include an attached garage, in-suite laundry, and an undeveloped lower level with storage space or potential for a future office or recreation room. The private fenced rear yard with an upgraded patio is a terrific spot for morning coffee or relaxing at the end of the day. Located close to Southland Leisure Centre, South Glenmore Park, schools, shopping, and the Braeside Community Centre, this home offers a balance of nature and convenience in the City!