

\$410,000 - 26 Brae Glen Court Sw, Calgary

MLS® #A2260758

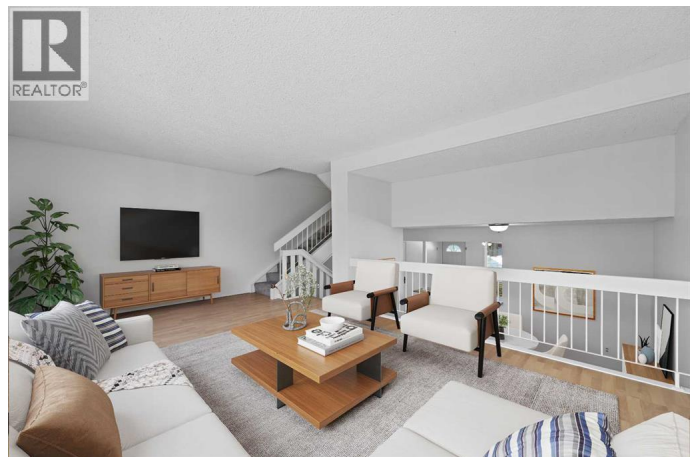
\$410,000

3 Bedroom, 3.00 Bathroom, 1,414 sqft

Single Family on 0.00 Acres

Braeside, Calgary, Alberta

Welcome to Brae Glen Court in the heart of Braeside - a thoughtfully renovated townhouse community where convenience and comfort come together. This spacious 4-level split home offers plenty of room to live and grow, complete with an attached single garage, driveway parking, and ample visitor parking for friends and family. Inside, you'll find an inviting open-concept main floor with soaring vaulted ceilings, a neutral colour palette, and a bright kitchen featuring a breakfast bar and stainless steel appliances. The upper levels host two bedrooms plus a primary suite with a private 2-piece ensuite, while the lower level offers a versatile recreation room - perfect for movie nights, a home office, or play space. Step outside to enjoy your own yard, adding just the right touch of outdoor living. The complex itself saw a complete exterior renovation in 2019, including roof and siding, giving peace of mind for years to come. Its location is ideal - backing onto a tranquil pathway system with a gazebo and charming bridge, steps from everyday conveniences like shops, restaurants, childcare, and medical services. For recreation, you're just minutes from Southland Leisure Centre, Fish Creek Provincial Park, and Glenmore Reservoir. Families will appreciate the highly regarded nearby schools and the vibrant Braeside Community Association, which offers programs and activities for all ages. A wonderful blend of lifestyle, location, and value - this Braeside townhouse is ready to welcome



you home. (id:36535)

Built in 1971

Essential Information

Listing #	A2260758
Price	\$410,000
Bedrooms	3
Bathrooms	3.00
Half Baths	2
Square Footage	1,414
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Condominium/Strata
Style	4 Level

Community Information

Address	26 Brae Glen Court Sw
Subdivision	Braeside
City	Calgary
Province	Alberta
Postal Code	T2W1B6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Other
Parking Spaces	1
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave
Heating	Natural gas Forced air
Cooling	None
Has Basement	Yes
Basement Type	Full (Finished)
Basement Development	Finished

Exterior

Exterior	Brick
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Courtesy Of Real Broker
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