

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

**MLS # A2215803**



**\$429,000**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,438 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectang		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 566
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Separate Entrance, Storage		

**Inclusions:** N/A

**\*\*Open house today, May 4th 1:30PM to 3:30PM\*\*\*** Welcome to 356 Brae Glen Road SW, a beautifully upgraded and exceptionally maintained 4-level split townhome offering over 1,650 square feet of total developed living space, including a fully finished basement. This home is ideally situated in the heart of Braeside, backing directly onto a wide open green space that provides privacy, sunshine, and room to garden from your own backyard. Inside, you'll immediately notice the pride of ownership and investment in high-end finishings that truly set this home apart. From designer Carrington light fixtures to a whisper-quiet Miele dishwasher, every detail reflects thoughtful upgrades and long-term care. The kitchen flows seamlessly into a spacious dining area and overlooks a stunning west-facing living room with soaring ceilings and natural light pouring in. Upstairs, the primary bedroom is expansive and bright, and two additional bedrooms offer flexible living for family, guests, or a home office. The lower level features a large recreation room perfect for relaxing, working out, or entertaining. A single attached garage plus driveway parking complete the package. Enjoy unmatched access to amenities &mdash; you're walking distance to Shoppers Drug Mart, the Southland Leisure Centre, the Braeside strip mall, and transit on the MAX Yellow BRT line. Glenmore Landing, South Glenmore Park, and Stoney Trail are just minutes away. Sellers have invested significantly in premium upgrades over the years and have treated all appliances with exceptional care. This home is the perfect combination of comfort, convenience, and long-term value in an established, well-loved community.