

# \$499,900 - 436 Brae Glen Crescent Sw, Calgary

MLS® #A2210299

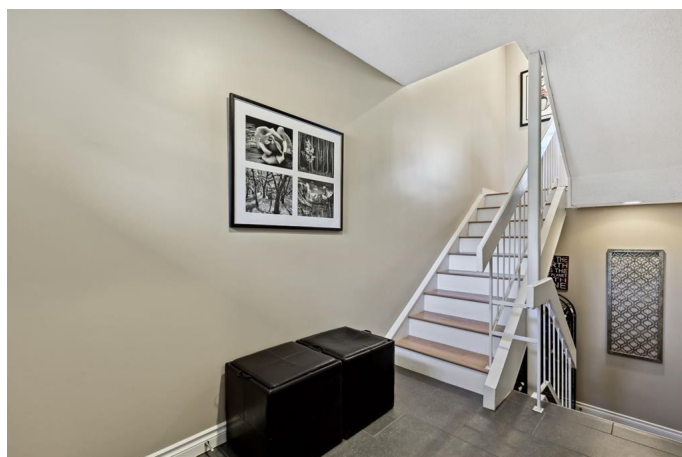
**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,423 sqft

Residential on 0.00 Acres

Braeside., Calgary, Alberta

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!



Built in 1972

## Essential Information

MLS® #	A2210299
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,423
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

## Community Information

Address	436 Brae Glen Crescent Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W1B5

## Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Full, Unfinished
----------	------------------

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 15th, 2025
Days on Market	2
Zoning	M-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.