

358 Brae Glen Road SW
Calgary, Alberta

MLS # A2180562



\$449,900

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,650 sq.ft.	Age:	1972 (52 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 617
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Welcome to this beautiful 3-bedroom townhouse, perfectly situated in the friendly and convenient neighbourhood of Braeside. This move-in-ready home blends modern updates with functional design, offering a lifestyle of comfort and ease. From the moment you pull into the oversized single attached garage—with additional parking on the driveway—you'll appreciate the thoughtful updates and care that have gone into this property. The lower level features a versatile flex space ideal for a home office, playroom, or theatre room, along with a laundry area, storage, and mechanical room housing a high-efficiency furnace (2024) and hot water tank (2023). On the main level, the fully updated kitchen stands as the centrepiece of the home. With shaker-style cabinetry, granite countertops, and stainless-steel appliances (including a new dishwasher, stove, and microwave), this kitchen is both functional and elegant. Adjacent to the kitchen is a spacious dining area with vaulted ceilings. Off the dining area is your own backyard, encased with trees, greenery, patio, fully fenced and backing onto green space. Head up to the massive living room area featuring hardwood flooring, large windows that flood the space with natural light and enough space to host those large family dinners. Upstairs, the vaulted ceilings in all three bedrooms create a sense of openness and light. The primary bedroom is exceptionally large, featuring double closets and an updated 3-piece ensuite bathroom. Two additional generously sized bedrooms share a modernized 4-piece main bathroom. Off the bedrooms is a little bonus area, which is perfect for a home library, work station or flex space. The fresh neutral paint throughout the home create a cohesive and inviting aesthetic. Braeside is a cozy southwest Calgary community known for its natural beauty and

convenient amenities. Enjoy proximity to Fish Creek Park, Glenmore Reservoir, and South Glenmore Park, with trails and stunning views just moments away. Families will appreciate the nearby Braeside Elementary School and access to other schools in surrounding communities. The Southland Leisure Centre, with its wave pool and recreational facilities, is just steps out your door, , as are numerous shopping and service options. Commuting is easy with quick access to Stoney Trail, 14th Street, and Southland Drive. With recent exterior updates to the complex—including siding, roofing, fencing, and windows—this pet-friendly property is an exceptional opportunity to live in a well-maintained and vibrant community.