

# \$439,000 - 418 Brae Glen Crescent Sw, Calgary

MLS® #A2163331

**\$439,000**

3 Bedroom, 3.00 Bathroom, 1,436 sqft

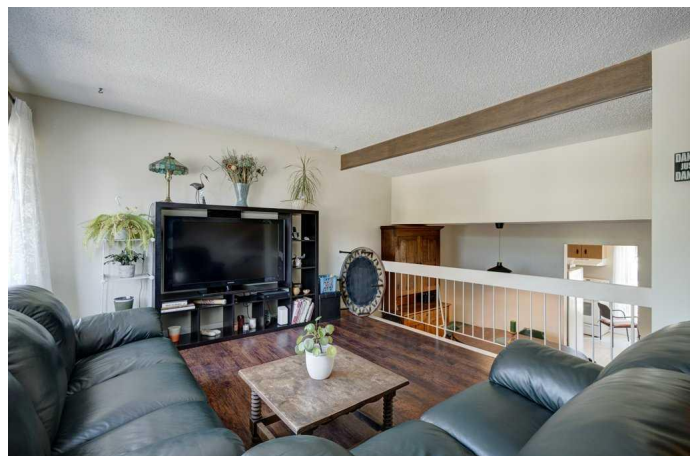
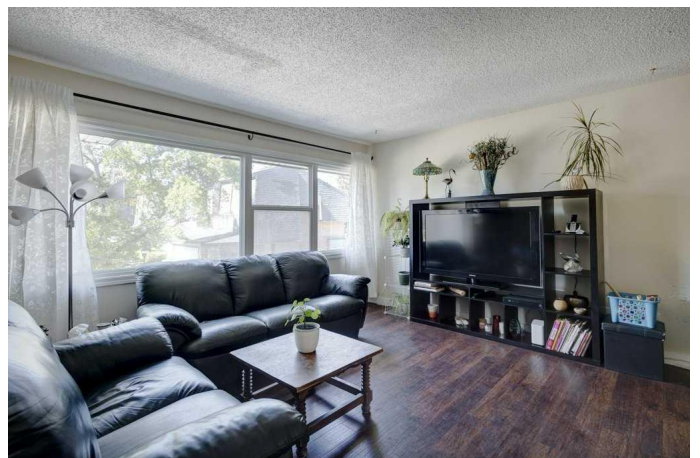
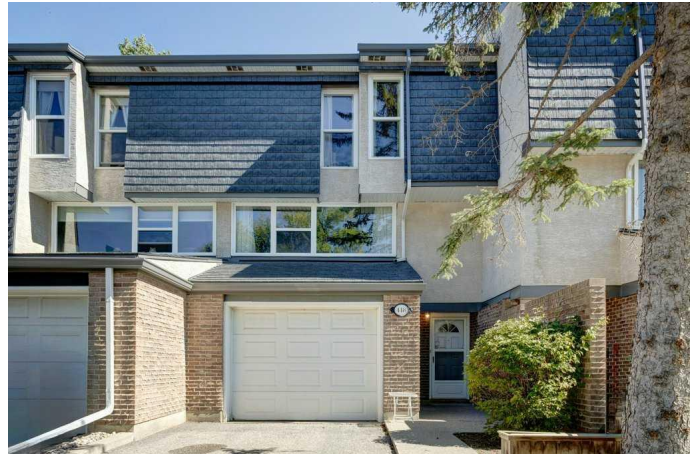
Residential on 0.00 Acres

Braeside, Calgary, Alberta

Wonderful opportunity to own this affordable 3-bedroom 3-bathroom townhouse with attached garage and fully fenced yard! This lovingly cared for unit has a great floorplan starting with the foyer and entrance from the garage, leading up to the sunny dining and kitchen with access to the backyard which has a nice view over a small green space. The kitchen is original but well maintained and in good shape, nearly everything else in the house is updated which you will notice immediately with the newer LVP floors, lighting, and bathrooms. Up from the dining room is the very large living area with huge windows letting in the west light, up a few more stairs you will find the family bathroom and the master bedroom which has vaulted ceilings, spacious closets and an ensuite bath! On the top floor you will find 2 more good sized bedrooms also with vaulted ceilings. The condo fees are quite reasonable in this well managed complex and includes everything but heat and electricity so your utility bills should be low! Wonderful location, which is close to lots of Shopping, Schools, walking paths, Fish Creek Park, Glenmore reservoir, Southland Leisure Center, and the newly finished Ring Road for access anywhere you want to go! Don't delay. Schedule a viewing today!

Built in 1972

## Essential Information



MLS® #	A2163331
Price	\$439,000
Sold Price	\$420,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,436
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

### **Community Information**

Address	418 Brae Glen Crescent Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1B6

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Off Street, Single Garage Attached

### **Interior**

Interior Features	Storage, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
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Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Asphalt, Brick, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 6th, 2024
Date Sold	October 1st, 2024
Days on Market	25
Zoning	M-CG d44
HOA Fees	0.00

**Listing Details**

Listing Office	Real Estate Professionals Inc.
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