

\$449,900 - 358 Brae Glen Road Sw, Calgary

MLS® #A2180562

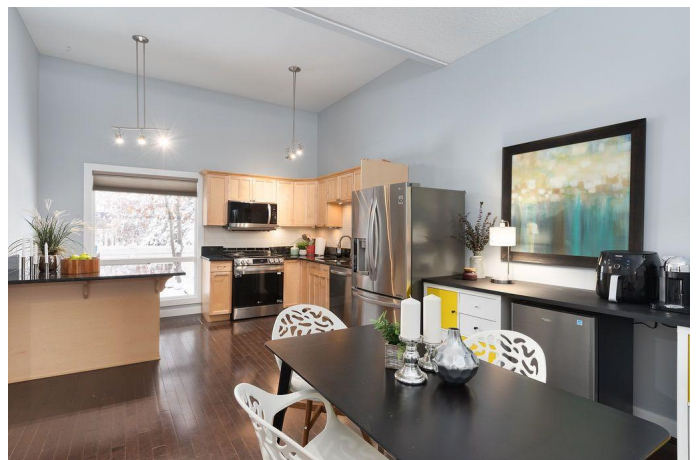
\$449,900

3 Bedroom, 3.00 Bathroom, 1,650 sqft
Residential on 0.00 Acres

Braeside, Calgary, Alberta

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 complexâ€”including siding, roofing, fencing, and windowsâ€”this pet-friendly property is an exceptional opportunity to live in a well-maintained and vibrant community.

Built in 1972

Essential Information

MLS® #	A2180562
Price	\$449,900
Sold Price	\$448,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,650
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Sold

Community Information

Address	358 Brae Glen Road Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1B6

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached, Driveway

Interior

Interior Features	Vinyl Windows, Closet Organizers, Granite Counters, Open Floorplan
Appliances	Refrigerator, Window Coverings, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Courtyard
Lot Description	Backs on to Park/Green Space, Rectangular Lot, Landscaped
Roof	Rubber
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 23rd, 2024
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Date Sold	December 5th, 2024
Days on Market	12
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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