

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

MLS® #A2210299

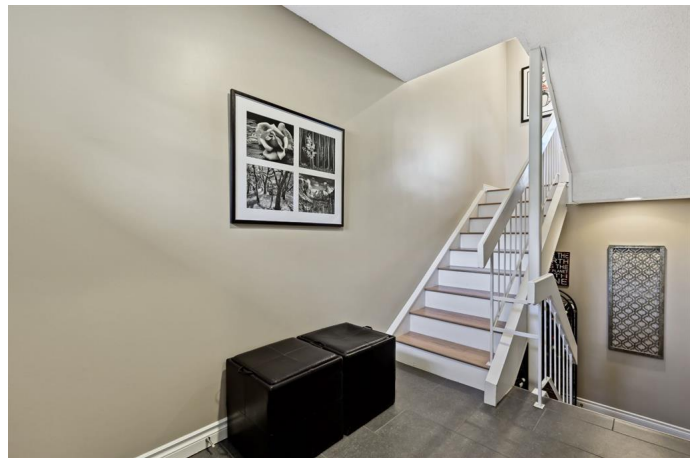
**\$499,900**

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        6  
Zoning                    M-CG

**Listing Details**

Listing Office            RE/MAX House of Real Estate

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