

58 Brae Glen Lane SW  
Calgary, Alberta

MLS # A2177817



## \$425,000

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	1971 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 612
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters		

**Inclusions:** None

Welcome to this stunning end-unit townhouse in the highly desirable community of Braeside! This unique 4-level split offers spacious and versatile living with an open-concept kitchen and dining area, perfect for both entertaining and everyday life. Boasting 3 comfortable bedrooms, the primary suite comes complete with its own private 2-piece ensuite, providing convenience and privacy. With no carpet throughout, this home is designed for easy maintenance and a modern feel. Enjoy the comfort of central air conditioning during Calgary's warm summers, while the west-facing fenced backyard provides a perfect outdoor oasis for relaxation or gatherings. Additional features include a single attached garage for secure parking and added storage. This home is a must-see for anyone seeking comfort, style, and convenience in Braeside. Make it yours today!