

404 Brae Glen Crescent SW
Calgary, Alberta

MLS # A2178987



\$485,000

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,378 sq.ft.	Age:	1972 (52 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Driveway, Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Level, Private		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 559
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: none

Come and join us for an open house this Saturday November 16th, from 1:30 to 3:30. Welcome home to this fully renovated 3 bedroom townhouse in the friendly & convenient community of Braeside. Pull right into your front attached O/S single garage (with extra parking on the driveway) and proceed into the entrance level. Down a few steps you will find a large flex room that provides a versatile space to use as a home office, theatre room, playroom you decide as well as laundry area and furnace room with newer (2021) hot water tank and hi efficient furnace. Up to the main level & enjoy your brand new kitchen with ceiling height, crisp white cabinetry, new stainless appliances & timeless quartz counters. Large dining area is adjacent to the kitchen with open railings to the living area. Up a few steps to the sun filled living room, huge wall of windows here helps to keep the home bright and cheery. Upper floor has vaulted ceilings in all 3 bedrooms. Master bedroom is enormous with a wall of closets and an updated 2 pc en-suite bathroom. Two other generously sized bedrooms share an updated 4 pc bathroom. New luxury Vinyl Plank flooring throughout all the living areas and new carpet on the upper level along with fresh paint throughout all in soft neutral tones. Enjoy your exclusive, private fenced yard that backs onto green space with room to entertain, BBQ and garden. This well maintained complex has had many of the major exterior items refreshed in the last few years including vinyl fencing rubber roofing & exterior stucco so no upcoming expensive surprises. Pet friendly complex allowing 2 dogs or cats with no weight restrictions but board approval required. Braeside is a cozy, friendly neighbourhood in SW Calgary tucked in behind 14th Street, Anderson Road & Southland Drive. A stone's throw away from the Glenmore Reservoir, South Glenmore Park & Fish

Creek Provincial Park, this community has plenty of parks, natural trails and stunning nature views that are within walking & cycling distance. Braeside is home to Braeside Elementary School but is also close to many other schools within neighbouring communities for kids of all ages. Southland Leisure centre is just down the road on Southland Drive and has one of the best wave pools in the city along with many other fitness facilities. Plenty of neighbourhood shopping & services are also close by. Access in & out of the community is quick & easy with major arteries surrounding the community as well as the new Ring Road is accessed just off Southland Drive. This move-in ready home is available for a quick possession, you're going to love living here!