

396 Brae Glen Crescent SW
Calgary, Alberta

MLS # A2257317

\$515,000

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,673 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Enclosed, Garage Door Opener, Sing		
Lot Size:	-		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 626
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Granite Counters, High Ceilings, Open Floorplan, Vinyl Windows		

Inclusions: All Window Coverings & Both Electric Fireplaces

4 bedroom modern, move-in ready townhome with soaring vaulted ceilings and an open-concept main floor designed for luxury living and effortless entertaining. The sleek kitchen features stainless steel appliances, granite countertop and a breakfast bar overlooking a private, tree-lined patio—your own private outdoor retreat. The spacious living room boasts a striking feature wall, expansive windows with Hunter Douglas blinds. Upstairs is new plush carpet highlighted by a dramatic 75” ceiling fan. Each of the 4 bedrooms offers vaulted ceilings, while the primary suite impresses with a 3-piece ensuite featuring a custom glass shower and bold black fixtures. A bright 4-piece main bath with white tile, a finished basement family room, and a single attached deep garage add comfort and convenience. Perfectly located just 5 minutes from Southland Leisure Centre and 10 minutes from Fish Creek Provincial Park, with quick access to major routes, Anderson LRT, and Rockyview Hospital. Braeside Elementary, John Ware Junior High, and St. Benedict Schools are within walking distance. This townhome truly combines style, comfort, and an unbeatable location. Home Inspection & Condo Doc Review completed Feb 2024 and available.