

**414 Brae Glen Crescent SW**  
**Calgary, Alberta**

**MLS # A2294676**



**\$449,900**

|                  |                              |               |                   |
|------------------|------------------------------|---------------|-------------------|
| <b>Division:</b> | Braeside                     |               |                   |
| <b>Type:</b>     | Residential/Five Plus        |               |                   |
| <b>Style:</b>    | 5 Level Split                |               |                   |
| <b>Size:</b>     | 1,558 sq.ft.                 | <b>Age:</b>   | 1972 (54 yrs old) |
| <b>Beds:</b>     | 3                            | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached       |               |                   |
| <b>Lot Size:</b> | -                            |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot, See Remarks |               |                   |

|                    |                                                  |                   |          |
|--------------------|--------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air                                       | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                   | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                                  | <b>Condo Fee:</b> | \$ 662   |
| <b>Basement:</b>   | Full                                             | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Wood Frame                                       | <b>Zoning:</b>    | M-CG d44 |
| <b>Foundation:</b> | Poured Concrete                                  | <b>Utilities:</b> | -        |
| <b>Features:</b>   | No Smoking Home, See Remarks, Vaulted Ceiling(s) |                   |          |

**Inclusions:** Barbecue located in the patio, Refrigerator in the storage room, Kitchen island cart

Space, style, and vaulted ceilings that actually make you stop and look up. This beautifully updated townhouse offers approximately 1,927 sf of finished living space with 3 bedrooms, 2 full bathrooms, and a developed basement. From the moment you step inside, you'll notice the incredible sense of space, highlighted by vaulted bedroom ceilings soaring from 11 to 19 feet at the peak. This West facing home features a double attached garage with an extended driveway, giving you the parking and convenience you've been looking for. Perfectly positioned in the established community of Braeside, this home delivers the ideal balance of comfort, style, and lifestyle. You are just minutes from Southland Leisure Centre, Fish Creek Park, scenic pathways, shopping, and great local dining. The interior is bright, open, and inviting, with large double pane windows that flood the space with natural light. The living room is designed to impress with its expansive layout, sleek laminate flooring, and modern accent wall, offering plenty of room for a full seating area, reading nook, or home office. The dining area flows seamlessly into a stylish kitchen where function meets design. Featuring stainless steel appliances, a neutral colour palette, and two-tone shaker cabinetry, this space is both clean and contemporary. Updated lighting and generous storage make it highly practical. Upstairs, you'll find three spacious bedrooms with updated flooring and those striking vaulted ceilings that truly set this home apart. The lower level adds even more flexibility with space for laundry, storage, or future customization. The fully finished 369 sf basement adds a generous recreation space with modern pot lighting, perfect for a home theatre, workout zone, games room, or your own personal retreat. Step outside to the fenced yard with a patio that is perfect for summer BBQs and relaxing evenings.

Between the garage and extended driveway, there is no shortage of parking. Condo Fees INCLUDE WATER, which typically averages around \$120 per month for a home of this size. When factoring this in, the effective condo fee price per square feet is approximately \$0.35 per sf for 1,558 sf of interior space (not factoring in the finished basement), placing it on the lower end of Calgary's typical townhouse range. Location is everything, and this one delivers. Just 5 minutes to Southland Leisure Centre and 10 minutes to Fish Creek Provincial Park, with quick access to major routes, Anderson LRT, Rockyview Hospital, and nearby schools including Braeside Elementary, John Ware Junior High, and St. Benedict. Some photos have been virtually staged to showcase the home's potential. Furnishings shown are digitally added and may not reflect the current condition.