

# \$499,900 - 352 Brae Glen Road Sw, Calgary

MLS® #A2257928

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,336 sqft

Residential on 0.00 Acres

Braeside., Calgary, Alberta

This beautifully updated 3-bedroom, 1 full + 2 half bath townhome offers nearly 1,600 sq. ft. of functional living space in the heart of Braeside. With \$75,000 in recent upgrades, including new fencing, a freshly finished patio, and modernized interior finishes, this home is completely move-in ready.

The bright living room opens directly to your east-facing patio – perfect for enjoying morning coffee and catching the sunrise. The patio overlooks a peaceful green space and community gazebo, creating an inviting setting for outdoor relaxation. The updated kitchen features sleek cabinetry, quartz countertops, stainless steel appliances, and a generous dining area.

Upstairs, you'll appreciate the vaulted ceilings that give the bedrooms an airy, open feel. The primary bedroom features its own 2-piece ensuite, while two additional bedrooms share a refreshed 4-piece bath. The lower level offers a cozy family room or home office space with direct access to the attached garage – no more scraping your windshield in winter!

## Location & Community Amenities

Braeside is one of SW Calgary's most inviting communities, offering mature trees, quiet streets, and a true sense of neighborhood connection – perfect for families and young professionals alike. From 352 Brae Glen Road, you're just steps to Braeside Park and the gazebo pathway network, ideal for morning dog walks, evening



jogs, or a quick stroll with the kids. Families will love being only a 4-minute walk to Braeside Elementary, a 3-minute drive to John Ware School, and a 6-minute drive to St. Benedict Elementary, a respected Catholic K-6 school. Shopping and daily essentials are close by with Co-op, Safeway, London Drugs, caf  s, and restaurants just a 12-minute walk or quick 4-minute drive away. Recreation lovers will appreciate being just 5 minutes from Southland Leisure Centre with pools, arenas, and gym facilities, and 10 minutes to Fish Creek Park for weekend bike rides or hiking. Commuters enjoy excellent connectivity via Glenmore Trail, Southland Drive, 14th Street, and are only 7 minutes from Anderson LRT Station for stress-free downtown access. For peace of mind, Rockyview General Hospital is only a 10-minute drive away. Don't miss your chance to live in one of SW Calgary's most desirable, walkable communities - contact your REALTOR   today to book a private showing!

Built in 1972

### Essential Information

MLS�� #	A2257928
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,336
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

## Community Information

Address	352 Brae Glen Road Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1B6

## Amenities

Amenities	Gazebo, Park, Visitor Parking
Parking Spaces	2
Parking	Driveway, Off Street, Single Garage Attached, Stall, Drive Through
# of Garages	2

## Interior

Interior Features	Laminate Counters, No Animal Home, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Cooktop, Electric Oven, Microwave, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None, Other
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space
Roof	Asphalt
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete, Combination

## Additional Information

Date Listed	September 18th, 2025
Days on Market	1
Zoning	M-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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