

\$429,000 - 356 Brae Glen Road Sw, Calgary

MLS® #A2215803

\$429,000

3 Bedroom, 2.00 Bathroom, 1,438 sqft

Residential on 0.00 Acres

Braeside., Calgary, Alberta

****Open house on Sunday May 3, 1-3 pm****

Welcome to 356 Brae Glen Road SW, a beautifully upgraded and exceptionally maintained 4-level split townhome offering over 1,650 square feet of total developed living space, including a fully finished basement. This home is ideally situated in the heart of Braeside, backing directly onto a wide open green space that provides privacy, sunshine, and room to garden from your own backyard. Inside, you'll immediately notice the pride of ownership and investment in high-end finishings that truly set this home apart. From designer Carrington light fixtures to a whisper-quiet Miele dishwasher, every detail reflects thoughtful upgrades and long-term care. The kitchen flows seamlessly into a spacious dining area and overlooks a stunning west-facing living room with soaring ceilings and natural light pouring in. Upstairs, the primary bedroom is expansive and bright, and two additional bedrooms offer flexible living for family, guests, or a home office. The lower level features a large recreation room perfect for relaxing, working out, or entertaining. A single attached garage plus driveway parking complete the package.

Enjoy unmatched access to amenities â€” you're walking distance to Shoppers Drug Mart, the Southland Leisure Centre, the Braeside strip mall, and transit on the MAX Yellow BRT line. Glenmore Landing, South Glenmore Park, and Stoney Trail are just



minutes away. Sellers have invested significantly in premium upgrades over the years and have treated all appliances with exceptional care. This home is the perfect combination of comfort, convenience, and long-term value in an established, well-loved community.

Built in 1972

Essential Information

MLS® #	A2215803
Price	\$429,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,438
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

Community Information

Address	356 Brae Glen Road Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1B6

Amenities

Amenities	Parking, Storage
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Laminate Counters, Separate Entrance, Storage
Appliances	Built-In Refrigerator, Dishwasher, Dryer, ENERGY STAR Qualified Dishwasher, Gas Range, Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt
Construction	Brick, Cedar, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2025
Days on Market	3
Zoning	M-CG

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.