

# \$515,000 - 396 Brae Glen Crescent Sw, Calgary

MLS® #A2257317

**\$515,000**

4 Bedroom, 3.00 Bathroom, 1,673 sqft

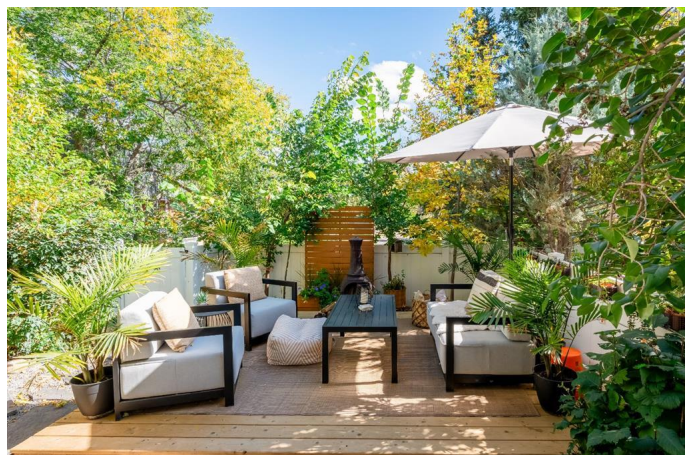
Residential on 0.00 Acres

Braeside., Calgary, Alberta

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.

Built in 1972

## Essential Information



MLS® #	A2257317
Price	\$515,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,673
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

### Community Information

Address	396 Brae Glen Crescent Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W1B6

### Amenities

Amenities	Gazebo, Park, Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Concrete Driveway, Enclosed, Garage Door Opener, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Granite Counters, High Ceilings, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Oven, Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Dining Room, Electric

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Aluminum Siding, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 2nd, 2025
Days on Market	3
Zoning	M-CG

## Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.