

# \$410,000 - 26 Brae Glen Court Sw, Calgary

MLS® #A2260758

**\$410,000**

3 Bedroom, 3.00 Bathroom, 1,414 sqft

Residential on 0.00 Acres

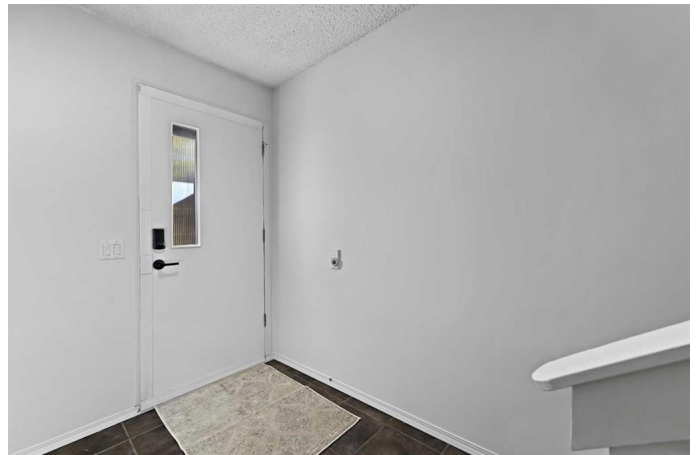
Braeside., Calgary, Alberta

Welcome to Brae Glen Court in the heart of Braeside - a thoughtfully renovated townhouse community where convenience and comfort come together. This spacious 4-level split home offers plenty of room to live and grow, complete with an attached single garage, driveway parking, and ample visitor parking for friends and family.

Inside, you'll find an inviting open-concept main floor with soaring vaulted ceilings, a neutral colour palette, and a bright kitchen featuring a breakfast bar and stainless steel appliances. The upper levels host two bedrooms plus a primary suite with a private 2-piece ensuite, while the lower level offers a versatile recreation room - perfect for movie nights, a home office, or play space. Step outside to enjoy your own yard, adding just the right touch of outdoor living.

The complex itself saw a complete exterior renovation in 2019, including roof and siding, giving peace of mind for years to come. Its location is ideal - backing onto a tranquil pathway system with a gazebo and charming bridge, steps from everyday conveniences like shops, restaurants, childcare, and medical services. For recreation, you're just minutes from Southland Leisure Centre, Fish Creek Provincial Park, and Glenmore Reservoir. Families will appreciate the highly regarded nearby schools and the vibrant Braeside Community Association, which offers programs and activities for all ages.

A wonderful blend of lifestyle, location, and



value - this Braeside townhouse is ready to welcome you home.

Built in 1971

### Essential Information

MLS® #	A2260758
Price	\$410,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,414
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

### Community Information

Address	26 Brae Glen Court Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1B6

### Amenities

Amenities	Playground, Snow Removal
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Laminate Counters, Storage, Wood Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Landscaped, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 3rd, 2025
Days on Market	1
Zoning	M-CG d44

## Listing Details

Listing Office	Real Broker
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