

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

MLS® #A2257317

**\$515,000**

4 Bedroom, 3.00 Bathroom, 1,673 sqft

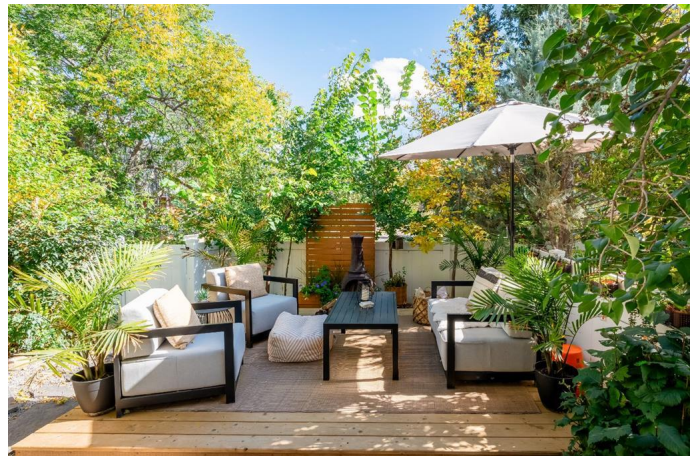
Residential on 0.00 Acres

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, Garage Door Opener, Single Garage Attached, Enclosed |
| # 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, Microwave Hood Fan, Refrigerator, Washer/Dryer, Gas Water Heater                                  |
| Heating           | Forced Air, Natural Gas                                                                                                      |
| Cooling           | None                                                                                                                         |
| Fireplace         | Yes                                                                                                                          |
| # of Fireplaces   | 2                                                                                                                            |
| Fireplaces        | Electric, Dining Room                                                                                                        |

|              |                |
|--------------|----------------|
| 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 | 18                |
| Zoning         | M-CG              |

## Listing Details

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

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.