

# \$449,900 - 322 Brae Glen Road Sw, Calgary

MLS® #A2214306

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,652 sqft

Residential on 0.00 Acres

Braeside., Calgary, Alberta

Welcome to this beautifully updated 4-bedroom townhome in the heart of Braeside—offering over 1,650 sq. ft. above grade, a finished basement, and a private, south-facing backyard oasis.

The main level features a modern kitchen with stainless steel appliances, custom built-in storage and organization, and a spacious dining area with vaulted ceilings. The bright living room is filled with natural light flooding through the large updated windows and finished with rich hardwood flooring.

Upstairs, you™ll find four bedrooms—all with vaulted ceilings. Three of the bedrooms enjoy peaceful views of the surrounding courtyard. The primary suite includes a private 3-piece ensuite, while the additional bedrooms share a 4-piece bathroom complete with a jetted tub. A cozy flex space on this level is perfect for a home office, reading nook, or study area.

The fully finished basement adds even more flexibility, ideal for a home gym, playroom, theatre space, or additional office, ample storage, and a high-efficiency furnace (2022).

Step outside to your own fully fenced, private backyard, featuring lush greenery, a Zen-inspired garden with a tranquil fountain, apple tree, and direct access to an expansive green-space with mature trees, a gazebo, and



a pedestrian bridge. This backyard is ready for summer with a Napoleon Propane BBQ INCLUDED!

The oversized attached garage provides not only secure parking but also includes extra storage and a built-in workspace for those who love to tinker or need a dedicated project zone.

This pet-friendly complex has undergone major exterior upgrades including new windows, roofing, doors, and fencing, ensuring peace of mind and long-term value.

Perfectly located just steps from Braeside Elementary School, the Southland Leisure Centre, and amenities. Enjoy quick access to Fish Creek Park, Glenmore Reservoir, and South Glenmore Park, all offering stunning views and endless outdoor activities. Commuting is easy with access to Stoney Trail, 14th Street, and Southland Drive.

A rare opportunity to own a spacious, stylish, and well-maintained home in one of southwest Calgary’s most connected and community-focused neighbourhoods.

Built in 1972

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2214306  |
| Price          | \$449,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,652     |
| Acres          | 0.00      |
| Year Built     | 1972      |

|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 5 Level Split |
| Status   | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 322 Brae Glen Road Sw |
| Subdivision | Braeside.             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W1B6                |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Visitor Parking                            |
| Parking Spaces | 2                                          |
| Parking        | Additional Parking, Single Garage Attached |
| # of Garages   | 1                                          |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, High Ceilings, Jetted Tub, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings        |
| Heating           | Forced Air, Natural Gas                                                                         |
| Cooling           | None                                                                                            |
| Has Basement      | Yes                                                                                             |
| Basement          | Finished, Full                                                                                  |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Barbecue, Courtyard, Garden, Private Yard, Uncovered Courtyard         |
| Lot Description   | Few Trees, Landscaped, Low Maintenance Landscape, No Neighbours Behind |
| Roof              | Rubber                                                                 |
| Construction      | Brick, Stucco, Wood Frame                                              |
| Foundation        | Poured Concrete                                                        |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 3             |

Zoning

M-CG

## **Listing Details**

Listing Office

Century 21 Bamber Realty LTD.

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