

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

MLS® #A2257317

**\$515,000**

4 Bedroom, 3.00 Bathroom, 1,673 sqft

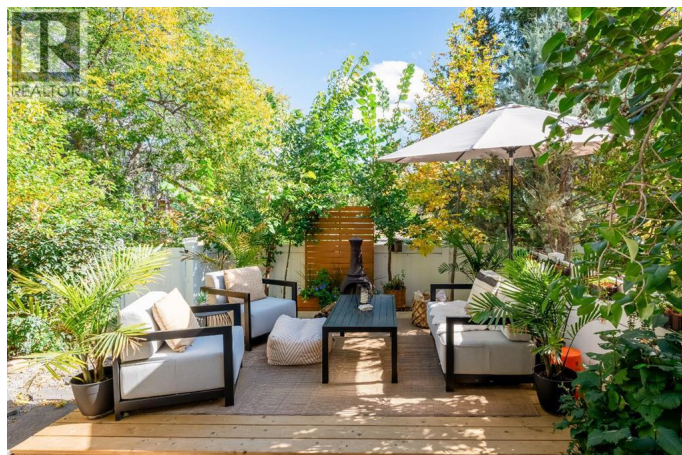
Single Family on 0.00 Acres

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. (id:6289)

Built in 1972

## Essential Information



Listing #	A2257317
Price	\$515,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,673
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Condominium/Strata
Style	5 Level

### Community Information

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

### Amenities

Amenities	Playground, Recreation Nearby, Schools, Shopping
Features	PVC window, Parking
Parking Spaces	2
Parking	Attached Garage, Concrete
# of Garages	1

### Interior

Appliances	Refrigerator, Oven - Electric, Dishwasher, Microwave Range Hood Combo, Washer & Dryer, Water Heater - Gas
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Has Basement	Yes

### Exterior

Exterior	Aluminum siding, Stucco
Exterior Features	Fruit trees
Construction	Wood frame

Foundation

Poured Concrete

## Listing Details

Listing Office

2% Realty



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Listing information last updated on October 12th, 2025 at 11:46am PDT