

# \$440,000 - 426 Brae Glen Crescent Sw, Calgary

MLS® #A2242446

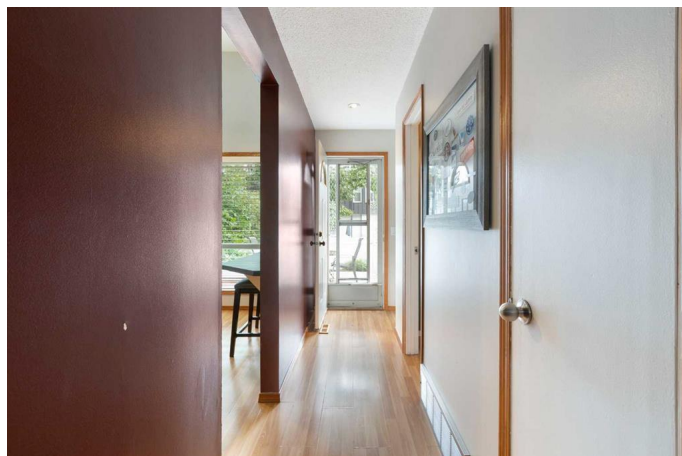
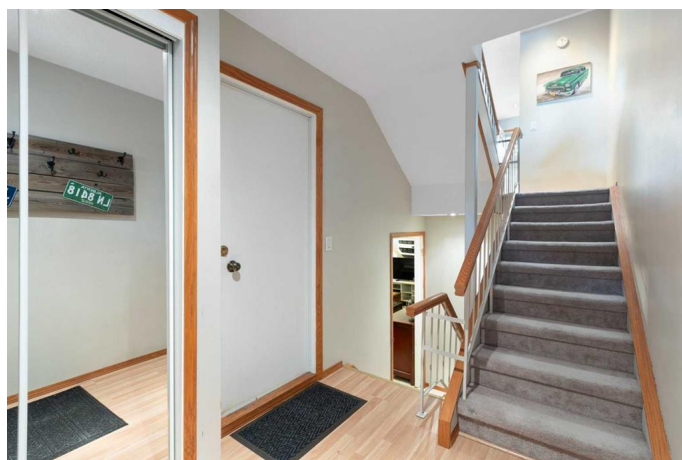
**\$440,000**

4 Bedroom, 3.00 Bathroom, 1,729 sqft

Residential on 0.00 Acres

Braeside., Calgary, Alberta

Welcome to this spacious 4 bedroom, 2.5 bath townhouse in Calgary's sought-after community of Braeside. Offering 1,729 sq. ft. of above grade living space with great potential to add your own personal touch. This four-level split home features a functional layout that is great for a young and growing family. Upon entering, you have a large main foyer to greet your guests. The main level has a half bath, considerable size kitchen with an extra wall mounted counter, perfect for meal prep. Adjacent to the kitchen is a formal dining area, perfect for hosting family and friends. A couple of steps up from the dining room is a sizeable living room with west facing windows allowing lots of natural sunlight to pour in, complete with an open view down to the dining area creating a nice open concept. Upstairs hosts 4 great sized bedrooms, perfect for a young family with room to grow. 3 spare bedrooms or use one for an office or private retreat, whatever fits your needs. There is a shared 4 piece bathroom, perfect for the kids or guests. Your primary bedroom has plenty of space and comes complete with your own private 3 piece ensuite. The basement is perfect for a nice rec/games room, or create your own personal area for movie nights, whatever you desire. Braeside is a quiet, family friendly neighborhood. Close to schools, parks and playgrounds. A short walk to Southland Leisure Centre and local shopping. Also only a quick 10 minute drive to Costco and major retail corridors! Don't miss your



opportunity to live into the great community.  
Book your showing today!

Built in 1972

### Essential Information

MLS® #	A2242446
Price	\$440,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,729
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

### Community Information

Address	426 Brae Glen Crescent Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0C4

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Closet Organizers, High Ceilings, Vaulted Ceiling(s)
Appliances	Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Convection Oven
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 24th, 2025
Days on Market	2
Zoning	M-CG d44

## Listing Details

Listing Office	Royal LePage Benchmark
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