

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

MLS® #A2242446

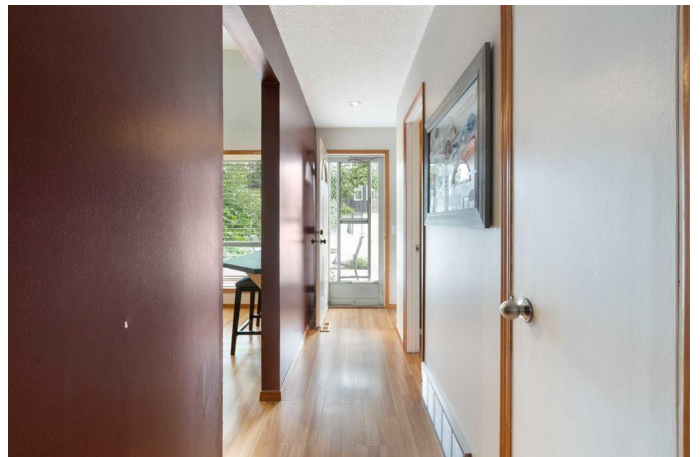
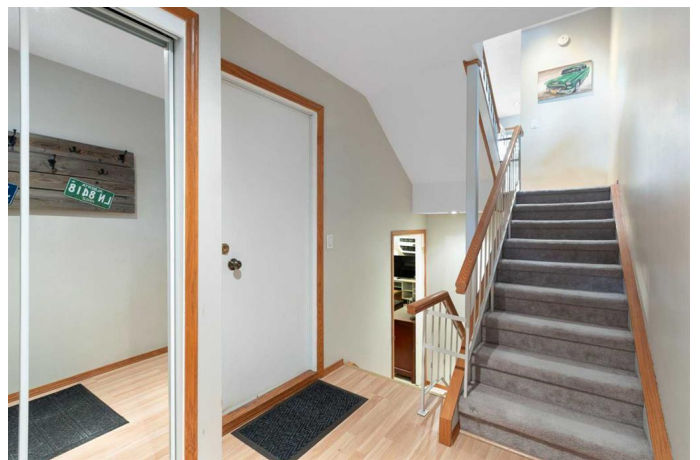
**\$440,000**

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 | 16              |
| Zoning         | M-CG d44        |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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