

426 Brae Glen Crescent SW  
Calgary, Alberta

MLS # A2242446

**\$440,000**



<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,729 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 626
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Vaulted Ceiling(s)		

**Inclusions:** Dishwasher sold As-Is see private remarks , White Work Bench in Basement, Dart Board, Hood Fan over oven, Basement TV Mount,

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!