

**25 Brae Glen Court SW
Calgary, Alberta**

MLS # A2270480



\$419,900

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,398 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 698
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Updated 3 bedroom townhome nestled in the mature neighborhood of Braeside. Freshly painted with newly remodelled bathrooms, this home is perfect for new buyers, empty nesters and investors. 5 level split with over 1,700 sq ft of living space. The main floor layout is the perfect entertaining space with kitchen, dining room, 2 pc bath and access to the oversized west facing back deck. The primary is on its own level and features vaulted ceilings and newly renovated ensuite with walk-in shower. On the top floor you will find 2 additional bedrooms. The basement is fully finished with a nice sized rec room and large utility room with laundry and storage. Single attached garage and driveway for an additional vehicle. Located within walking distance of the Southland Leisure Centre & Oakridge Coop and close to parks, schools, and amenities, this home offers a vibrant lifestyle at your doorstep. Steps to the restaurants and amenities of Brae Centre and Bus Route 125, which goes direct to Southland LRT. Minutes to Taza Costco, Fish Creek Park & South Glenmore. Easy access to Stoney Trail Ring Rd, 22x and Macleod Trail making for convenient city access. The perfect opportunity for anyone looking for maintenance free living close to all amenities.