

# \$449,900 - 322 Brae Glen Road Sw, Calgary

MLS® #A2214306

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,652 sqft

Residential on 0.00 Acres

Braeside., Calgary, Alberta

Welcome to this beautifully updated 4-bedroom townhome in the heart of Braesideâ€”offering over 1,650 sq. ft. above grade, a finished basement, and a private, south-facing backyard oasis.

The main level features a modern kitchen with stainless steel appliances, custom built-in storage and organization, and a spacious dining area with vaulted ceilings. The bright living room is filled with natural light flooding through the large updated windows and finished with rich hardwood flooring.

Upstairs, youâ€™ll find four bedroomsâ€”all with vaulted ceilings. Three of the bedrooms enjoy peaceful views of the surrounding courtyard. The primary suite includes a private 3-piece ensuite, while the additional bedrooms share a 4-piece bathroom complete with a jetted tub. A cozy flex space on this level is perfect for a home office, reading nook, or study area.

The fully finished basement adds even more flexibility, ideal for a home gym, playroom, theatre space, or additional office, ample storage, and a high-efficiency furnace (2022).

Step outside to your own fully fenced, private backyard, featuring lush greenery, a Zen-inspired garden with a tranquil fountain, apple tree, and direct access to an expansive green-space with mature trees, a gazebo, and



a pedestrian bridge. This backyard is ready for summer with a Napoleon Propane BBQ INCLUDED!

The oversized attached garage provides not only secure parking but also includes extra storage and a built-in workspace for those who love to tinker or need a dedicated project zone.

This pet-friendly complex has undergone major exterior upgrades including new windows, roofing, doors, and fencing, ensuring peace of mind and long-term value.

Perfectly located just steps from Braeside Elementary School, the Southland Leisure Centre, and amenities. Enjoy quick access to Fish Creek Park, Glenmore Reservoir, and South Glenmore Park, all offering stunning views and endless outdoor activities. Commuting is easy with access to Stoney Trail, 14th Street, and Southland Drive.

A rare opportunity to own a spacious, stylish, and well-maintained home in one of southwest Calgary's most connected and community-focused neighbourhoods.

Built in 1972

**Essential Information**

MLS® #	A2214306
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,652
Acres	0.00
Year Built	1972

Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

### Community Information

Address	322 Brae Glen Road Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W1B6

### Amenities

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

### Interior

Interior Features	Built-in Features, Central Vacuum, High Ceilings, Jetted Tub, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Barbecue, Courtyard, Garden, Private Yard, Uncovered Courtyard
Lot Description	Few Trees, Landscaped, Low Maintenance Landscape, No Neighbours Behind
Roof	Rubber
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
Zoning	M-CG

**Listing Details**

Listing Office                    Century 21 Bamber Realty LTD.

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