

**322 Brae Glen Road SW  
Calgary, Alberta**

**MLS # A2214306**



**\$449,900**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,652 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Landscaped, Low Maintenance Landscape, No Neighbours Behin		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 626
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, High Ceilings, Jetted Tub, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** TV Bracket with TV(Basement), All light fixtures, Garage Door Openers (2), Napoleon Propane BBQ

Welcome to this beautifully updated 4-bedroom townhome in the heart of Braeside—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, you’ll find four bedrooms—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.