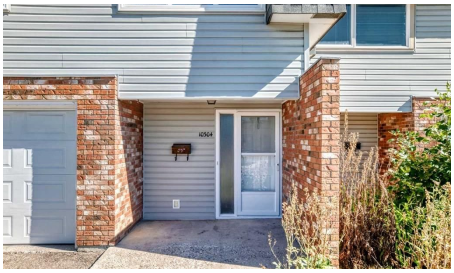
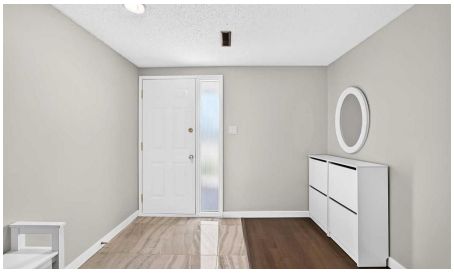
10304 Braeside Drive SW

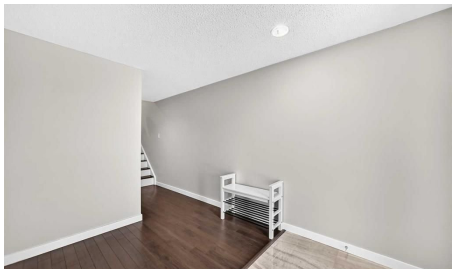
Calgary | Active | MLS® A2347476

$435,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1970**	**1,330.9 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Metro Benchmark Real Estate Ltd.

A closer look

Welcome to this beautifully EXTENSIVE updated townhome in sought-after Braeside! Offers a comfortable layout, generous living space, and a long list of recent improvements. With 3 bedrooms, 2 bathrooms, a single attached garage, and a private fenced backyard! UPDATE completed in this summer 2026, include Freshly painted Walls and Ceilings throughout, 2 NEW Bathrooms! NEW flooring throughout the entire third floor including the stairs, NEW Baseboards throughout the home, NEW Closet doors, NEW entrance floor tiles, NEW lighting fixtures. The Kitchen features NEW Countertop + NEW Sink + NEW Backsplash, + NEW Range hood, and NEW Lighting. NEW smoke alarms, and NEW sod in most of the backyard. Additional improvements include a NEW Hot water tank in 2026, garage door replaced in 2025, and refrigerator, dishwasher, and induction cooktop replaced in 2022.

Excellent location just minutes from Southland Leisure Centre, Glenmore Reservoir, and Fish Creek Park, with easy access to walking and biking paths, schools, parks, shopping, transit, and major routes for an easy commute downtown. A great opportunity to own a nicely updated home in a mature and established southwest community.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347476
Bedrooms	3
Bathrooms	2
Year Built	1970
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,330.9 sq. ft.
Main Level Finished Area:	666.1 sq. ft.

Condo Fee:	$468.75
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Reserve Fund Contributions, Snow Removal, Water
Front Exposure:	West
Unit Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1970 (Age: 56)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	8110383
Heating:	Central, Natural Gas
Basement:	Other, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Metal Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood, Vinyl Plank

Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Concrete Driveway, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Brae Glen
Community:	Braeside (Calgary)
Amenities:	Parking, Snow Removal
Appliances:	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Yes
Main Floor	Kitchen With Eating Area · 19'10" × 10'2" ·
Main Floor	Living Room · 14'11" × 13'7" ·
Main Floor	Dining Room · 8'9" × 8' ·
Upper Level	Bedroom · 14'6" × 8'10" ·
Upper Level	Bedroom - Primary · 14'6" × 11'11" ·
Upper Level	Bedroom · 14'6" × 9'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-CG d36
Listed Date:	Sep 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/10304-braeside-drive-sw-calgary-a2347476/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.