118 Brae Glen Lane SW

Calgary | Active | MLS® A2348717

$434,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1971**	**1,412.26 sq. ft.**

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Listed by eXp Realty and Charles

A closer look

Beautifully updated and move-in ready, this 3 bedroom townhome pairs an engaging multi-level design with a private backyard that opens directly to a treed green belt, bringing nature and added privacy into everyday life. With access to Aspen Woods, public street parking and the lowest condo fees in the complex this home is really something special. Arrive through the front attached garage to a generous foyer with plenty of storage before moving up to the heart of the home. Natural light fills the white kitchen, where quartz countertops, a modern backsplash and backyard views lend a fresh, contemporary feel, while the adjoining dining area sets the stage for relaxed meals and easy conversation. A convenient powder room completes this level. Just a few steps above, the inviting living room spans its own level, giving everyone room to gather while open sightlines overlook the dining area below and add architectural interest to the home. Retreat upstairs to a spacious primary bedroom defined by grand vaulted ceilings and a striking wood beam, with a stylish 2-piece ensuite adding everyday convenience. A separate 4-piece bathroom serves the home, while another level reveals 2 additional bedrooms with oversized windows that draw in abundant natural light. A versatile rec room in the basement adapts easily to movie nights, hobbies, a home office, fitness space or playtime, with laundry and utility space nearby. Mature landscaping surrounds a private backyard oasis designed for gardeners and anyone who appreciates time outdoors, complete with raised garden beds, lush plantings and a patio for barbequing or unwinding. Beyond the fence, the treed green belt extends the sense of privacy and connects the home to a peaceful natural backdrop. Set in the established community of Braeside, this quiet location keeps schools, parks, pathways, everyday amenities and transit within easy reach, with South Glenmore Park, Fish Creek Provincial Park and Southland Leisure Centre only minutes away. With 3 bedrooms, flexible living spaces, thoughtful updates, an attached garage and a backyard setting that feels tucked away from the city, this distinctive home balances character, function and outdoor living in one inviting package.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348717
Bedrooms	3
Bathrooms	3
Year Built	1971
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:	5 Level Split
Total Living Area:	1,412.26 sq. ft.
Main Level Finished Area:	732.58 sq. ft.
Upper Level Finished Area:	679.68 sq. ft.
Below Grade Finished Area:	430.18 sq. ft.
Condo Fee:	$736.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	North
Entry Level:	1
Levels:	5 Level Split
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	1971 (Age: 55)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:1, Half:2)
Num Ensuite Baths:	1
Plan:	8110388
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Brick, Metal Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	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 Court
Community:	Braeside (Calgary)
Amenities:	Snow Removal, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Inclusions:	Humidistat as is
Restrictions:	Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Foyer · 8'1" × 6'5" ·
Main Floor	Kitchen · 12'5" × 10'1" ·

Main Floor	Dining Room · 11'5" × 9'4" ·
2nd Floor	Living Room · 19'3" × 12'5" ·
3rd Floor	Bedroom - Primary · 13'10" × 12'6" ·
4th Floor	Bedroom · 13'6" × 10'5" ·
4th Floor	Bedroom · 12' × 8'6" ·
Basement	Game Room · 13'8" × 9'1" ·
Basement	Furnace/Utility Room · 19' × 14'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Beamed Ceilings, Ceiling Fan(s), Quartz Counters, Storage, Vaulted Ceiling(s)
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Many Trees
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-CG d44
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/118-brae-glen-lane-sw-calgary-a2348717/

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