348 Brae Glen Road SW

Calgary | Active | MLS® A2358211

$389,500









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1972**	**1,703.26 sq. ft.**

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Listed by Real Estate Professionals Inc.

A closer look

Looking for the space of a house with the convenience of townhouse living? This four-bedroom Braeside townhouse offers more than 1,700 sq. ft. across five levels, providing exceptional flexibility to live, work, gather and grow. Step inside to a bright, airy home where vaulted ceilings and oversized windows bring in abundant natural light. The generous kitchen overlooks the green space behind the home, while spacious living and dining areas offer plenty of room for everyday living and entertaining. With 4 bedrooms, 2.5 bathrooms and a fully finished basement, the multi-level layout provides valuable flexibility for family, guests, a home office, hobbies or simply more room to spread out. The home has been freshly painted and features brand-new vinyl plank flooring and carpet throughout, along with upgraded electrical wiring. Other practical features include central air conditioning, central vacuum and a newer hot water tank. One of the home's standout features is its connection to the outdoors. The fenced, east-facing backyard backs directly onto a green space with a gazebo, creating a peaceful extension of the living space and a perfect spot to enjoy the morning sun. At the front of the home, the west-facing living room and oversized windows capture the afternoon and evening light. An attached single garage with direct access to the home adds everyday convenience, complemented by a private driveway and abundant street parking for additional vehicles and guests. The complex has also benefited from significant exterior improvements, including newer windows, doors, siding and shingles. For pet owners, up to two pets are permitted per unit, subject to board approval. This condo offers a fenced backyard with grass for your furry friends to use as needed. Set in the established, tree-lined community of Braeside, the home is ideally positioned between the Glenmore Reservoir and Fish Creek Provincial Park, with public and Catholic schools, Southland Leisure Centre, the Co-op/Oakridge Mall, Glenmore Landing, and more shopping, dining and recreation nearby. Easy access to Stoney Trail, Calgary's ring road, makes getting around the city convenient. More than 1,700 sq. ft. 4 bedrooms. 5 levels. An attached garage. Central air conditioning. A fenced backyard backing onto green space. This is a home that offers an uncommon combination of space, flexibility and everyday practicality in an established southwest Calgary community. Check out the 3 D Virtual Tour and then come and see it for yourself! Don't miss your chance to make this property yours!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358211
Bedrooms	4
Bathrooms	3
Year Built	1972
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:	1,703.26 sq. ft.
Condo Fee:	$643.13
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal
Front Exposure:	West
Unit Exposure:	West
Entry Level:	1
Levels:	5 Level Split
End Unit:	2+ Common Walls
Total Rooms Above Grade:	8
Year built:	1972 (Age: 54)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	8110389
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Brick, Shingle Siding, Stucco
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	Central Air
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 West
Community:	Braeside (Calgary)
Amenities:	Gazebo, Park, Snow Removal
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Foyer · 8'10" × 6'5" ·
2nd Floor	Breakfast Nook · 9'11" × 6'3" ·

2nd Floor	Dining Room · 12'2" × 10'9" ·
2nd Floor	Kitchen · 9'11" × 6'8" ·
3rd Floor	Living Room · 19'8" × 14'1" ·
4th Floor	Bedroom · 14'8" × 9'3" ·
4th Floor	Bedroom · 11'7" × 10'1" ·
4th Floor	Bedroom · 15' × 8'4" ·
4th Floor	Bedroom - Primary · 14'10" × 11'1" ·
Basement	Game Room · 19'8" × 12'9" ·
Basement	Furnace/Utility Room · 15'4" × 7' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s)
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Landscaped, Low Maintenance Landscape, No Back Lane, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-CG
Listed Date:	Nov 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/348-brae-glen-road-sw-calgary-a2358211/

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