386 Brae Glen Crescent SW

Calgary | Active | MLS® A2343218

$425,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1972**	**1,667.08 sq. ft.**

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Listed by MaxWell Capital Realty

A closer look

Welcome to this beautiful 1,667 sq. ft. contemporary four-bedroom home, tucked away in a quiet cul-de-sac in popular Brae Glen West. Offering a thoughtful floor plan with numerous upgrades, this home is ideal for families looking for space, comfort, and a fantastic location.

The spacious foyer is conveniently located next to the garage entrance, providing plenty of room to welcome guests and transition easily into the main living areas.

Just steps away, the open-concept kitchen and dining room create a wonderful gathering space, while the huge 320 sq. ft. living room offers plenty of room for relaxing and entertaining. The custom kitchen features an open design, beautiful custom cabinetry with convenient pull-out drawers, and a stove that is just two years old and includes an air fryer.

Upstairs, four generously sized bedrooms provide plenty of space for the whole family. The landing also features a built-in desk, creating a handy workspace or homework station. The primary bedroom includes a convenient 3-piece ensuite, while the spacious 4-piece main bathroom serves the additional bedrooms.

The developed basement adds even more living space with a fantastic recreation room, perfect for a media area, movie nights, games, or simply plenty of R&R.

Step outside to enjoy the beautiful deck overlooking the courtyard/park. The yard is bordered by mature perennials and a gorgeous hedge, creating a private and peaceful outdoor retreat.

Numerous updates add to the appeal, including a brand new hot water tank, windows replaced in 2015, along with the roof, soffits, and fascia. The front door has also been replaced, and the carpets are just four years old.

Located in popular Brae Glen West, you'll enjoy parks and pathways right outside your door, while being close to schools, shopping, and the Southland Leisure Centre. Costco, the Glenmore Reservoir, Rockyview Hospital, and so much more are also just a short drive away.

A wonderful home in a fantastic location - ready for your family to make it your own!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343218
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:	4 Level Split
Total Living Area:	1,667.08 sq. ft.
Main Level Finished Area:	830.45 sq. ft.
Upper Level Finished Area:	836.63 sq. ft.
Below Grade Finished Area:	288 sq. ft.
Condo Fee:	$643.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
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, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle, Rubber
Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile
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 West
Community:	Braeside (Calgary)
Amenities:	Park, Snow Removal, Trash

Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Natural Gas BBQ, Workbench, Metal Shelving Unit & Hooks & White cabinet in Garage. The Bird bath, Table & Umbrella, & Garden Lights can be included.
Restrictions:	Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Kitchen · 12'11" × 10' ·
Main Floor	Dining Room · 12'2" × 11'1" ·
Main Floor	Foyer · 8'9" × 6'6" ·
Upper Level	Bedroom - Primary · 15' × 10'9" ·
Upper Level	Bedroom · 14'11" × 8'7" ·
Upper Level	Bedroom · 14'6" × 9'5" ·
Upper Level	Bedroom · 11'7" × 10' ·
2nd Floor	Living Room · 19'9" × 14'5" ·
Basement	Game Room · 19'10" × 12'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Street Lights
Interior Features:	High Ceilings, No Animal Home, Vinyl Windows
Exterior Features:	Barbecue, BBQ gas line, Courtyard
Patio And Porch Features:	Deck
Lot Features:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-CG d44
Listed Date:	Sep 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/386-brae-glen-crescent-sw-calgary-a2343218/

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