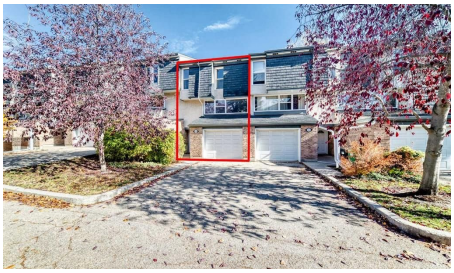
410 Brae Glen Crescent SW

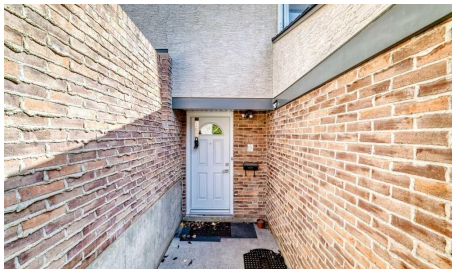
Calgary | Active | MLS® A2351994

$349,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1972**	**1,414.7 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Price Improvement! Incredible 3 bedroom 3 bathroom townhome in wonderful Braeside - Welcome home to 410 Brae Glen Cres SW! Whether you're a first-time homebuyer ready to step into the market or an investor searching for your next project, this home is packed with potential. This 5-level townhome offers expansive living space with a prime location near Southland Leisure Centre, Glenmore Reservoir, schools, parks, & shopping. Hardwood floors flow seamlessly throughout, complemented by carpeting and tile, creating an inviting ambiance throughout the home. The spacious kitchen is complete with ample cabinetry and backyard access with dining room adjacent - perfect for everyday living & entertaining. The living room is bright & open with additional family/recreation room on lower level. The upper levels feature 3 bedrooms and 2 bathrooms including one ensuite bathroom. Added features include 2-piece guest bathroom, lower laundry/utility room, attached garage, fully fenced pet friendly yard , ample visitor parking, and communal greenspace backing the unit. Book your viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351994
Bedrooms	3
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:	1,414.7 sq. ft.
Main Level Finished Area:	1,414.7 sq. ft.
Below Grade Finished Area:	272.4 sq. ft.

Condo Fee:	$575.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Entry Level:	1
Levels:	5 Level Split
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1972 (Age: 54)
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:	8110389
Heating:	Central
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame, Wood Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None

Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Garage Door Opener, Insulated, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Brae Glen West
Community:	Braeside (Calgary)
Amenities:	None
Appliances:	Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Yes
Main Floor	Dining Room · 11'10" × 9'7" ·
Main Floor	Kitchen · 12'7" × 10' ·
Main Floor	Entrance · 6'5" × 3'11" ·
Upper Level	Living Room · 19'3" × 11'9" ·
Upper Level	Bedroom - Primary · 16' × 12'6" ·
Upper Level	Bedroom · 15'10" × 10'2" ·
Upper Level	Bedroom · 12'5" × 8'10" ·
Lower Level	Other · 10'5" × 5'8" ·
Lower Level	Entrance · 5'6" × 4'5" ·
Lower Level	Mud Room · 6'4" × 3'4" ·

Basement	Family Room · 18'8" × 12' ·
Basement	Other · 14'10" × 6'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Kitchen Island
Exterior Features:	Private Yard
Patio And Porch Features:	Enclosed, Patio
Lot Features:	Cul-De-Sac, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-CG
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/410-brae-glen-crescent-sw-calgary-a2351994/

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