70 Brae Glen Lane SW

Calgary | Active | MLS® A2332250

$429,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1971**	**1,665 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by URBAN-REALTY.ca

A closer look

Situated in the wonderful SW Calgary community of Braeside, this beautifully updated townhouse delivers style, functionality, and exceptional value. Step inside from the attached garage to a bright, open layout featuring a custom 2018 kitchen complete with premium KitchenAid stainless steel appliances, dual lazy susans, an oversized under-mount sink, soft-close cabinetry, pull-out storage, and a sunny breakfast nook overlooking the wonderful private west-facing backyard complete with a lush green lawn and beautiful flowers that bloom year after year. The spacious dining room flows seamlessly into the open-to-above living room, which boasts a wall of natural light and smart custom lighting controls. Upstairs, soaring vaulted ceilings elevate the entire level, including a magnificent primary bedroom retreat with 2 piece ensuite bath. Two additional generous bedrooms and a refreshed 4-piece bath complete the upper floor, featuring a standard bathtub and shower combination. The finished lower level offers a versatile rec room ideal for a media area or gym, a functional laundry space featuring a premium front-load LG steam washer and dryer set from 2018 complete with a delicates drying rack, excellent storage, and mechanical systems including a Heil furnace and a Rheem hot water tank both new in 2018. Perfectly located minutes from the Glenmore Reservoir, Southland Leisure Centre, and major shopping, this peaceful retreat is ready to welcome you home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2332250
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:	1,665 sq. ft.

Main Level Finished Area:	621 sq. ft.
Upper Level Finished Area:	679 sq. ft.
Below Grade Finished Area:	380 sq. ft.
Condo Fee:	$740.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	West
Floor Location:	Ground
Entry Level:	1
Levels:	5 Level Split
End Unit:	2+ Common Walls
Total Rooms Above Grade:	9
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:	High Efficiency, Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Composite Siding, Concrete, Metal Siding, Wood Frame

Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Garage Door Opener, Off Street, 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:	Park, Snow Removal
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	Cubby shelf in basement excluding the baskets
Restrictions:	None Known, Utility Right Of Way
Pets Allowed:	Yes
Main Floor	Foyer · 7'8" × 6'4" ·
Main Floor	Dining Room · 11'5" × 9'7" ·
Main Floor	Kitchen · 12'7" × 10'2" ·
Main Floor	Living Room · 18'11" × 12'1" ·
Main Floor	Hall · 14'11" × 7'5" ·

2nd Floor	Bedroom - Primary · 16'8" × 12'2" ·
2nd Floor	Bedroom · 10'1" × 9'7" ·
2nd Floor	Bedroom · 12'3" × 8'8" ·
2nd Floor	Hall · 12'3" × 7'1" ·
Basement	Game Room · 19'4" × 11'10" ·
Basement	Laundry · 14'11" × 6'8" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Lawn, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-CG d44
Listed Date:	Jul 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/70-brae-glen-lane-sw-calgary-a2332250/

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

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