



THE
A-TEAM

**RE/MAX
FIRST**

418 BRAE GLEN Crescent, Calgary T2W 1B6

MLS®#: **A2163331**

Area: **Braeside**

Listing Date: **09/06/24**

List Price: **\$439,000**

Status: **Pending**

County: **Calgary**

Change: **-\$6k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1972**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **1,436**
Low Sqft:
Ttl Sqft: **1,436**

DOM

12
Layout
Beds: **3 (3)**
Baths: **2.0 (1 2)**
Style: **Townhouse**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard**
Park Feat: **Off Street,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Asphalt,Brick,Stucco**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`7" x 10`0"
2pc Bathroom	Main	6`10" x 2`10"
Bedroom - Primary	Third	13`7" x 12`7"
4pc Bathroom	Third	8`0" x 4`11"
Bedroom	Level 4	12`0" x 8`11"

Room	Level	Dimensions
Dining Room	Main	13`0" x 9`5"
Living Room	Second	19`4" x 12`2"
2pc Ensuite bath	Third	8`0" x 4`11"
Bedroom	Level 4	13`3" x 10`0"
Foyer	Lower	8`8" x 6`5"

Legal/Tax/Financial

Condo Fee:
\$547

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d44

Legal Desc: **8110389**

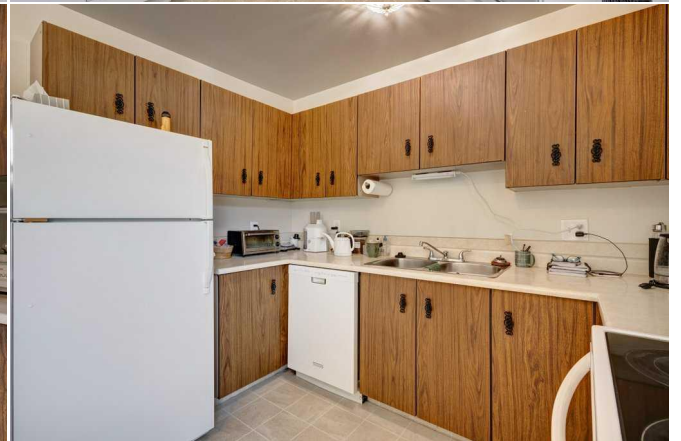
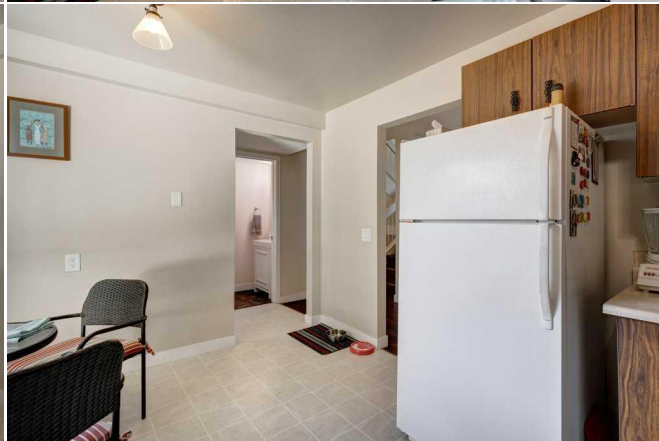
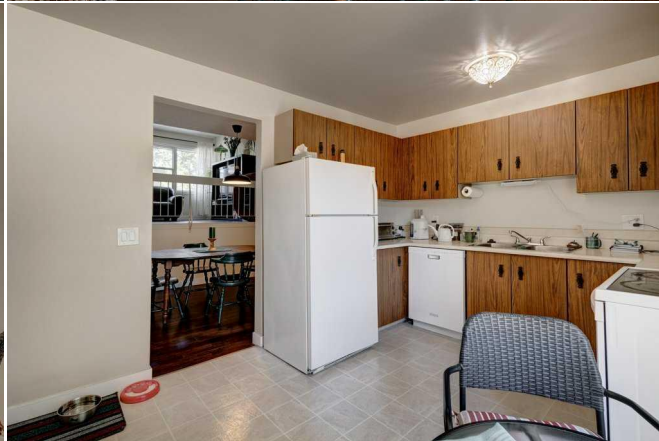
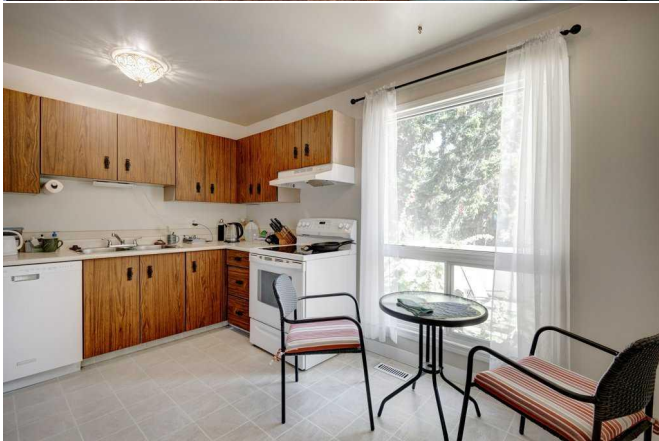
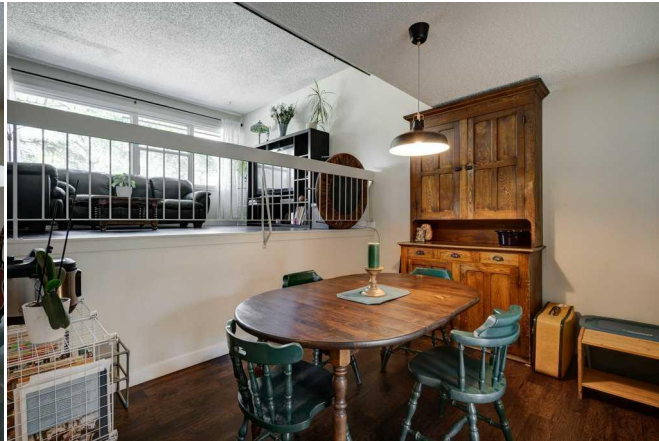
Remarks

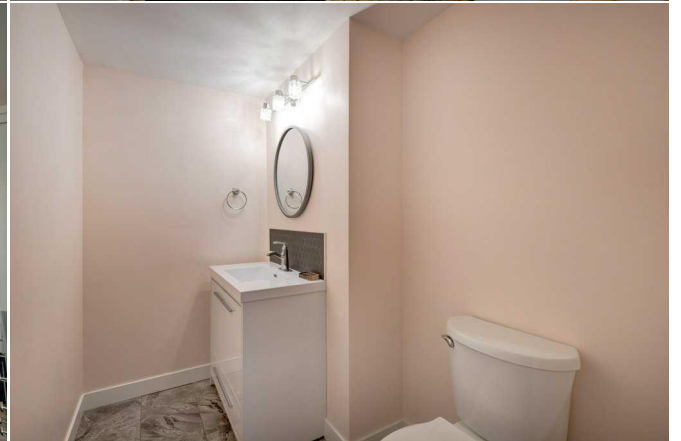
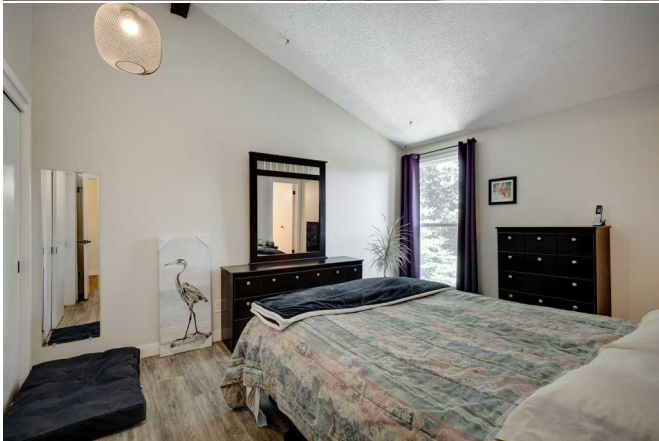
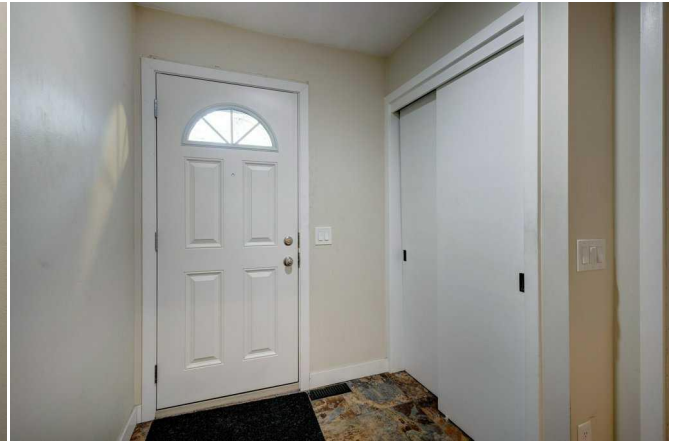
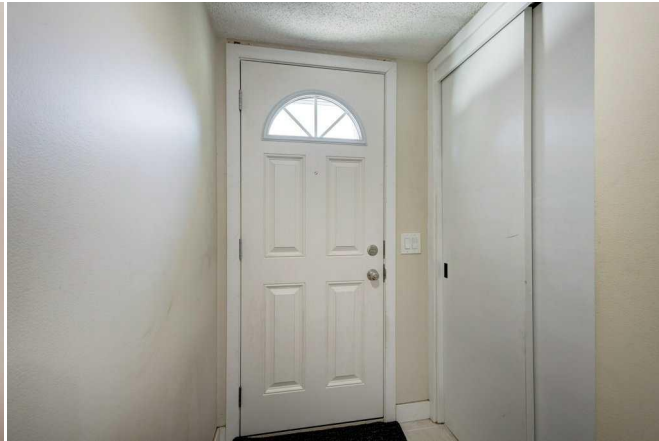
Pub Rmks: **Wonderful opportunity to own this affordable 3-bedroom 3-bathroom townhouse with attached garage and fully fenced yard! This lovingly cared for unit has a great floorplan starting with the foyer and entrance from the garage, leading up to the sunny dining and kitchen with access to the backyard which has a nice view over a small green space. The kitchen is original but well maintained and in good shape, nearly everything else in the house is updated which you will notice immediately with the newer LVP floors, lighting, and bathrooms. Up from the dining room is the very large living area with huge windows letting in the west light, up a few more stairs you will find the family bathroom and the master bedroom which has vaulted ceilings, spacious closets and an ensuite bath! On the top floor you will find 2 more good sized bedrooms also with vaulted ceilings. The condo fees are quite reasonable in this well managed complex and includes everything but heat and electricity so your utility bills should be low! Wonderful location, which is close to lots of Shopping, Schools, walking paths, Fish Creek Park, Glenmore reservoir, Southland Leisure Center, and the newly finished Ring Road for access anywhere you want to go! Don't delay. Schedule a viewing today!**

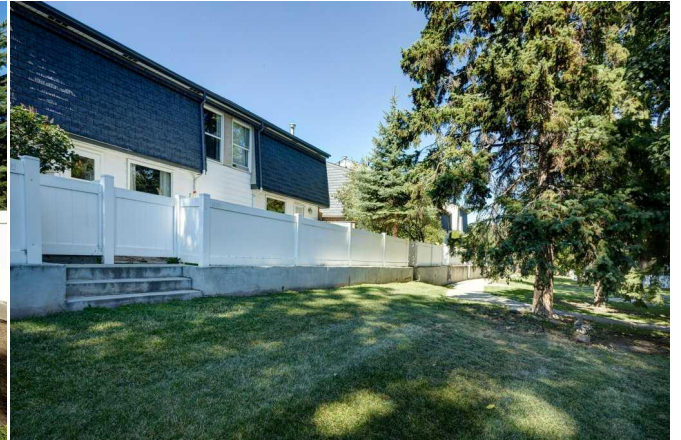
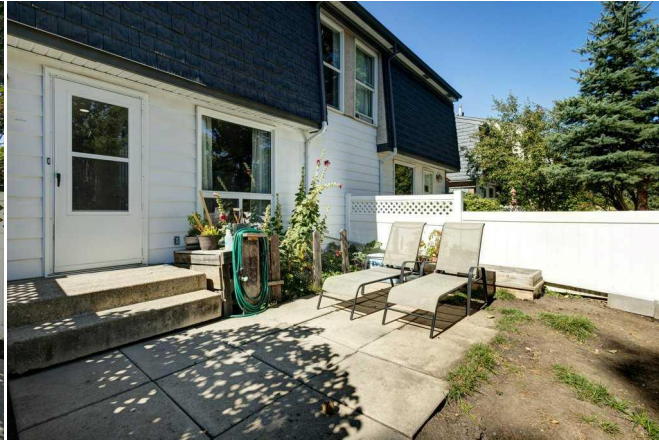
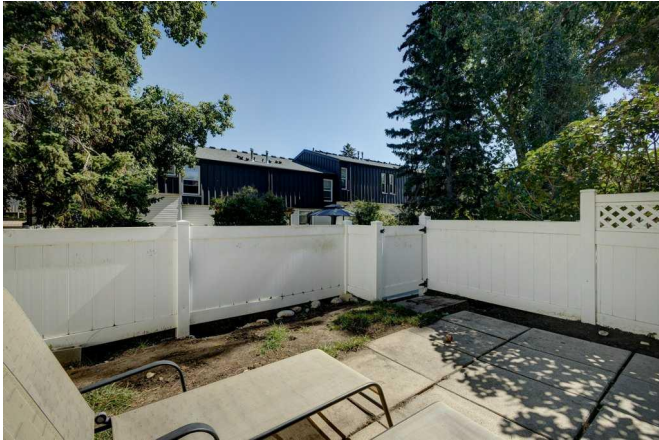
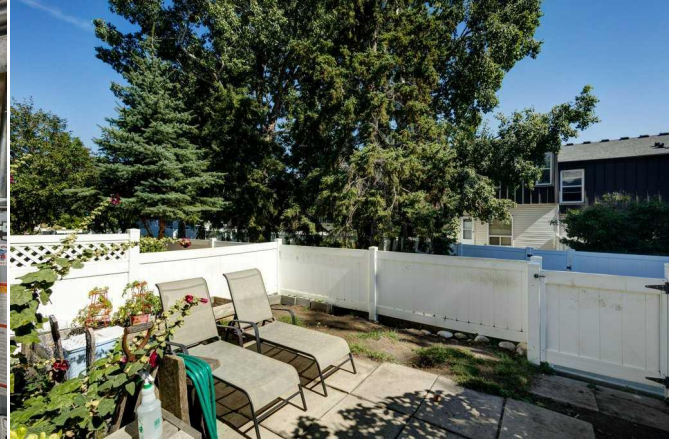
Inclusions: **N/A**
Property Listed By: **Real Estate Professionals Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









418 Brae Glen Crescent SW, Calgary, AB

Main Floor Exterior Area 397.88 sq ft
Interior Area 377.98 sq ft



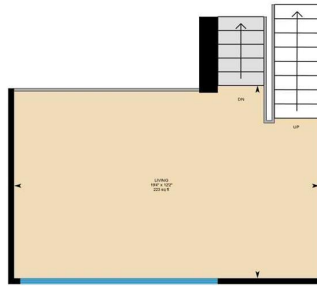
PREPARED: 2024/06/06



White regions are excluded from total floor area in GSUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

418 Brae Glen Crescent SW, Calgary, AB

2nd Floor Exterior Area 280.04 sq ft
Interior Area 241.62 sq ft



PREPARED: 2024/06/06



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418 Brae Glen Crescent SW, Calgary, AB

3rd Floor Exterior Area 345.32 sq ft
Interior Area 223.05 sq ft



PREPARED: 2024/06/06



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4th Floor Exterior Area 333.95 sq ft
Interior Area 300.40 sq ft



PREPARED: 2024/06/06



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Lower Level Exterior Area 18.58 sq ft
Interior Area 83.95 sq ft
Excluded Area 265.06 sq ft



PREPARED: 2024/06/06



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