



THE
A-TEAM

**RE/MAX
FIRST**

328 BRAE GLEN Road, Calgary T2W 1B6

MLS®#: **A2164151**

Area: **Braeside**

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

List Price: **\$524,900**

Status: **Active**

County: **Calgary**

Change: **None**

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: **1,457**
Low Sqft:
Ttl Sqft: **1,457**

DOM

10
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **5 Level Split**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space**
Park Feat: **Concrete Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Single Garage Attached**

Utilities and Features

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

Construction: **Brick,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Central Vacuum,Granite Counters,High Ceilings,No Smoking Home,Open Floorplan,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Second	0`0" x 0`0"
3pc Ensuite bath	Level 4	0`0" x 0`0"
Dining Room	Second	11`9" x 8`1"
Living Room	Third	19`3" x 12`8"
Bedroom	Level 4	8`11" x 12`0"
Family Room	Basement	19`6" x 11`10"

Room	Level	Dimensions
4pc Bathroom	Level 4	0`0" x 0`0"
Entrance	Main	6`5" x 8`6"
Kitchen	Second	12`5" x 11`10"
Bedroom - Primary	Level 4	16`11" x 12`2"
Bedroom	Level 4	9`11" x 9`7"

Legal/Tax/Financial

Condo Fee:
\$553

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d44

Legal Desc: **8110389**

Remarks

Pub Rmks: **Exceptional townhouse in the fantastic neighborhood of Braeside. Easy access to Stoney Trail, minutes to Fish Creek Park, Glenmore Reservoir, Glenmore shops and services, walking distance to the community coffee shop, Southland Leisure Centre, schools and public transit. This home has numerous upgrades and has been loving cared for. Stunning kitchen with shaker style cabinets, granite counter tops and stainless-steel appliances. Private sunny South exposure yard with deck and backing onto a beautiful green space. The spacious and inviting living room features hardwood flooring and large windows for additional natural light. The upper level will not disappoint with vaulted ceilings, three bedrooms and 4 pce main bath. The primary bedroom is huge with double closets and 3 pce ensuite bath. The lower level offers storage, laundry and additional flex space. The single attached garage is large enough for a full-size truck. The furnace was replaced in December 2023, hot water tank replaced in 2021. All the windows and roof were upgraded. Plenty of guest parking. Don't miss your chance to own in this well-managed complex.**

Inclusions: **Living room entrainment unit, wall mount TV in kitchen, wall mount TV in 3rd bedroom, plant pots in back yard**
Property Listed By: **RE/MAX Landan Real Estate**

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









