

7 BRAE GLEN Court, Calgary T2W1B6

MLS® #: **A2164454** Area: **Braeside** Listing Date: **09/10/24** List Price: **\$499,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1971**

Finished Floor Area

Abv Sqft: **1,374**
 Low Sqft:
 Ttl Sqft: **1,374**

DOM

9
Layout
 Beds: **3 (3)**
 Baths: **2.0 (1 2)**
 Style: **4 Level Split**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

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

Access:

Lot Feat: **See Remarks**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

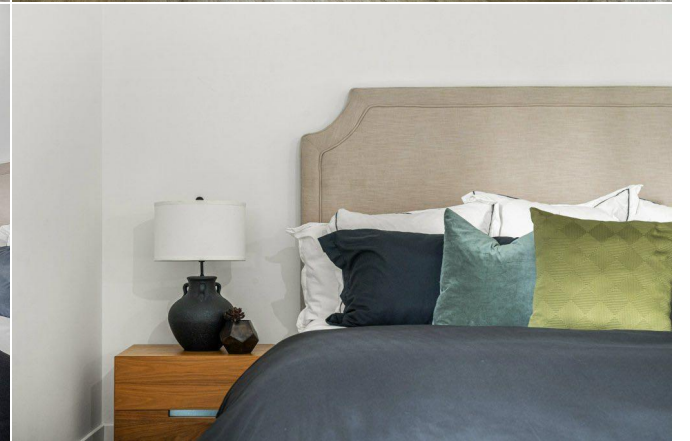
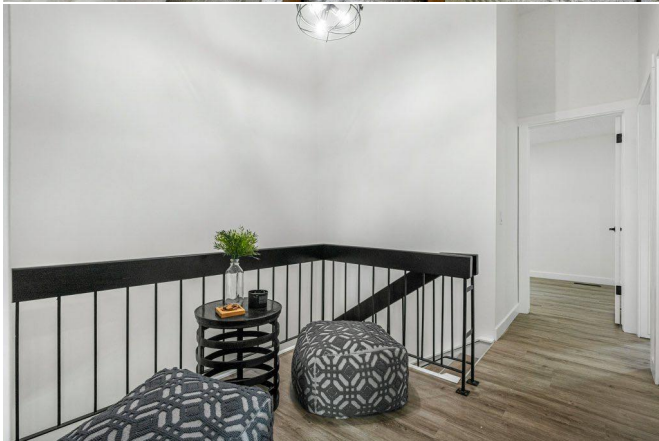
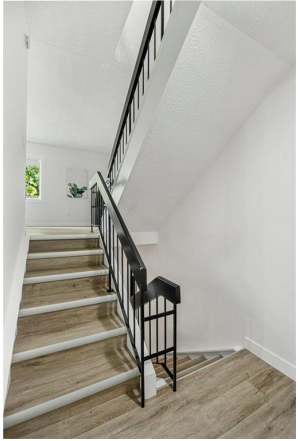
Construction: **Brick,Metal Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **See Remarks**
 Utilities:

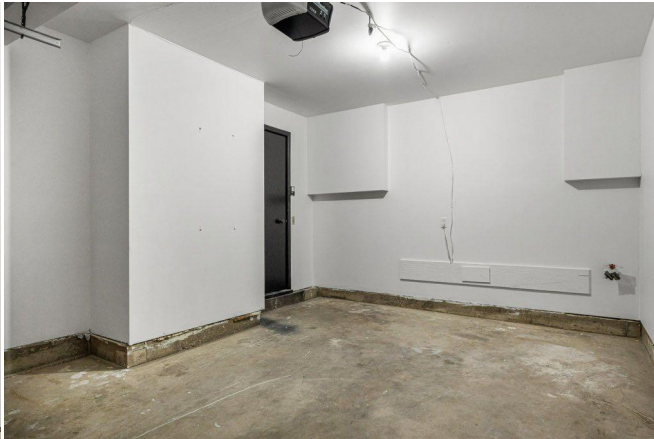
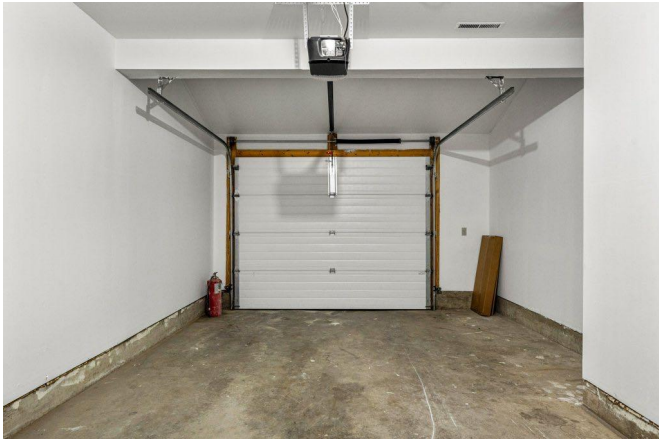
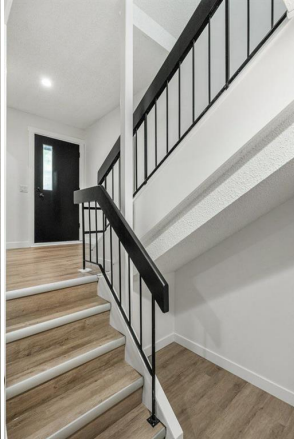
Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Dining Room	Main	11`7" x 9`7"
Kitchen	Main	12`4" x 10`0"	Living Room	Third	19`2" x 12`5"
2pc Ensuite bath	Level 4		Bedroom - Primary	Level 4	16`9" x 12`0"
Bedroom	Level 4	8`10" x 12`1"	Bedroom	Level 4	9`11" x 9`8"
Game Room	Basement	11`11" x 18`10"	4pc Bathroom	Level 4	











7 Brae Glen Ct SW, Calgary, AB

Main Floor Exterior Area 665.55 sq ft
Interior Area 653.54 sq ft
Excluded Area 3.11 sq ft



0 3 6 9
PREPARED: 2024/07/21
White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

7 Brae Glen Ct SW, Calgary, AB

1st Floor Exterior Area 708.57 sq ft
Interior Area 655.52 sq ft
Excluded Area 0.71 sq ft



0 3 6 9
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7 Brae Glen Ct SW, Calgary, AB

Basement (Below Grade) Exterior Area 475.78 sq ft
Interior Area 428.49 sq ft
Excluded Area 204.57 sq ft



0 3 6 9
PREPARED: 2024/07/21
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