

7 BRAE GLEN Court, Calgary T2W1B6

MLS®#: **A2164454** Area: **Braeside** Listing **09/10/24** List Price: **\$499,900**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

EFE

General Information

Prop Type: Residential Sub Type: Row/Townhouse

City/Town: Calgary Finished Floor Area
Year Built: 1971 Abv Sqft:

<u>Lot Information</u> Low Sqft:

Lot Sz Ar: Ttl Sqft: **1,374**Lot Shape:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

3 (3)

2

1

2.0 (1 2)

4 Level Split

9

1,374

Level 4

Access:

Lot Feat: See Remarks

Park Feat: Single Garage Attached

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Forced Air

Sewer:

Ext Feat: None

Rrick Metal Sid

Brick, Metal Siding

Flooring:
Vinyl Plank
Water Source:
Fnd/Bsmt:

Poured Concrete

4pc Bathroom

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Int Feat: See Remarks

Basement

Utilities:

Game Room

Room Information

Level **Dimensions** Level **Dimensions** <u>Room</u> Room 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"

11`11" x 18`10"

Storage Basement 6`6" x 14`6"

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$612 Fee Simple M-CG d44

Fee Simple
Fee Freq:

Monthly
Legal Desc: 8110388

Remarks

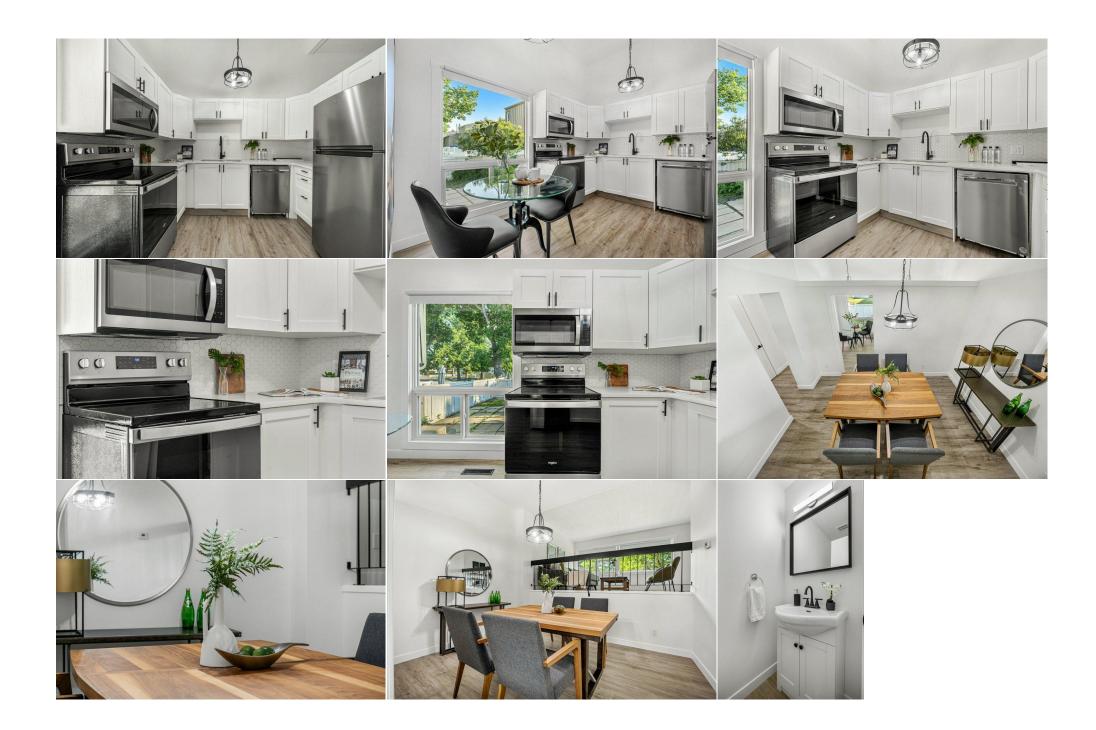
Totally & newly renovated home in an awesome location & townhouse development. Welcome to 7 Brae Glen Court! This home has been recently transformed with a brand new renovation. You will love the contemporary finishings throughout. This floor plan offers you 1853 square feet of developed space & caters perfectly to large & growing families. The main level features a new kitchen, featuring new cabinets, quartz counters & new stainless appliances. The majority of this home is finished with luxury vinyl plank flooring - easy to maintain. Large dining room for formal meals, & there is an eat-in space in the kitchen for a quick bite. The large living room has huge windows which let in a tonne of natural light. 3 large bedrooms upstairs (the primary is 17x12), & a fully renovated 4 piece bathroom featuring contemporary tile & elegant finishings. The primary bedroom has a convenient 2 piece ensuite as well. Fully developed basement (479 sq. ft.) with recreation area & laundry. A great spot for a playroom or a home gym. New light fixtures throughout the home, and completely painted, top to bottom. Walk out your back door to your sunny south facing yard & patio. The Brae Glen Court complex has been completely overhauled on the exterior in the last few years. Rest easy in knowing that much of the heavy lifting & big investment has been done here - you can't say this for all developments in the area! Roof & siding were replaced in 2019. This is also a great location. Close to schools, parks, shopping & transit. Calgary's Bus Rapid Transit (BRT) is just around the corner on 14th street. Walk to the Southland Leisure Centre in a few minutes. Also a short drive to South Glenmore Park. If you're looking for a turnkey, affordable home in a great location, you've found it here!

Inclusions: shelving in furnace room

Property Listed By: RE/MAX First

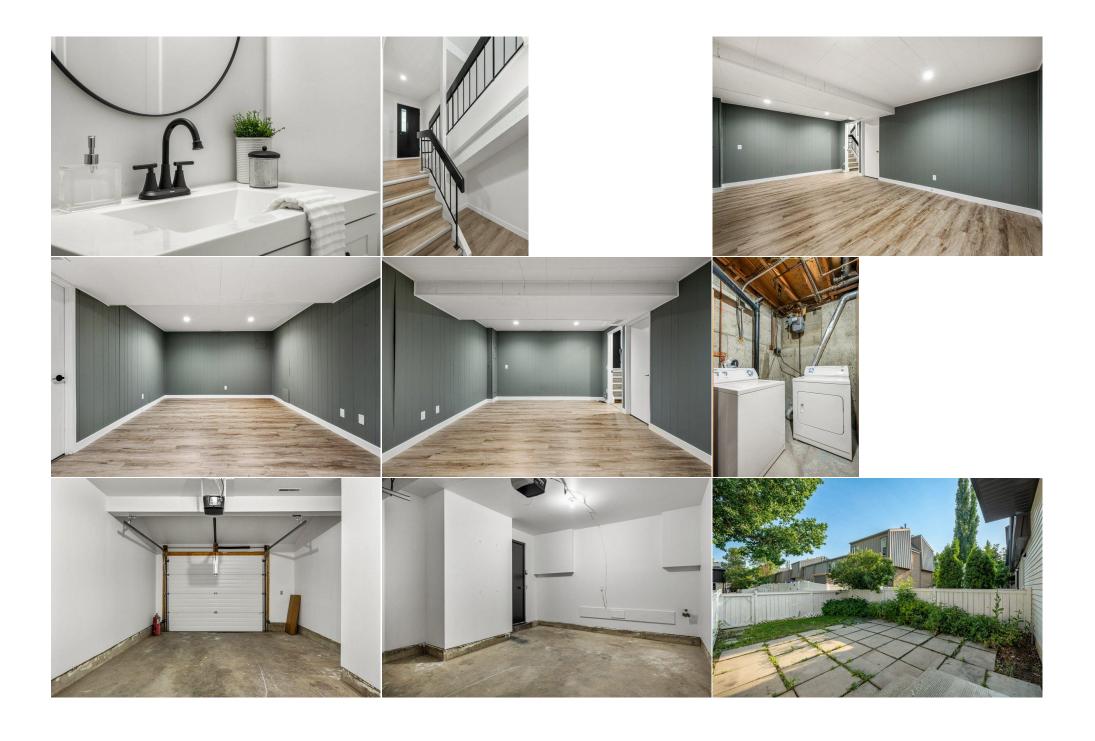
Pub Rmks:

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









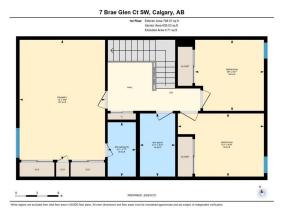








The Brace Glen Ct SW, Calgary, AB Was Plant Earlier Act and 61.5 sq 1 Excitation Acts 2.1 sq 2 Excitation Acts 2.1 sq 2 Excitation Acts 2.1 sq 2 Figure 1 Figure 2 Figure 2 Figure 2 Figure 2 Figure 2 Figure 2 Figure 3 Figure 3 Figure 3 Figure 3 Figure 3 Figure 4 Figure



7 Brae Glen Ct SW, Calgary, AB

Basement (Below Grade) Exterior Area 479.18 sq ft Interior Area 428.49 sq ft Excluded Area 264.57 sq ft



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