



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**58 BRAE GLEN Lane, Calgary T2W 1B6**

MLS®#: **A2177817**

Area: **Braeside**

Listing Date: **11/08/24**

List Price: **\$425,000**

Status: **Pending**

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: **1,291**  
Low Sqft:  
Ttl Sqft: **1,291**

DOM

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

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

Utilities and Features

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

Construction: **Brick,Metal Siding ,Wood Frame**  
Flooring: **Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island,Laminate Counters**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	6`3" x 8`5"
Dining Room	Second	11`9" x 6`7"
Living Room	Third	19`3" x 12`3"
Bedroom	Level 4	10`2" x 9`10"
4pc Bathroom	Level 4	8`8" x 5`1"
Game Room	Basement	12`5" x 19`3"

Room	Level	Dimensions
Kitchen	Second	12`7" x 13`3"
2pc Bathroom	Second	2`11" x 6`0"
Bedroom - Primary	Level 4	16`10" x 12`0"
Bedroom	Level 4	8`8" x 12`1"
2pc Ensuite bath	Level 4	6`11" x 3`11"
Laundry	Basement	6`11" x 14`5"

Legal/Tax/Financial

Condo Fee:  
**\$612**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG**

Legal Desc: **8110388**

Remarks

Pub Rmks: **Welcome to this stunning end-unit townhouse in the highly desirable community of Braeside! This unique 4-level split offers spacious and versatile living with an open-concept kitchen and dining area, perfect for both entertaining and everyday life. Boasting 3 comfortable bedrooms, the primary suite comes complete with its own private 2-piece ensuite, providing convenience and privacy. With no carpet throughout, this home is designed for easy maintenance and a modern feel. Enjoy the comfort of central air conditioning during Calgary's warm summers, while the west-facing fenced backyard provides a perfect outdoor oasis for relaxation or gatherings. Additional features include a single attached garage for secure parking and added storage. This home is a must-see for anyone seeking comfort, style, and convenience in Braeside. Make it yours today!**

Inclusions:  
Property Listed By: **None**  
**RE/MAX First**

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







