

# \$525,000 - 438 Brae Glen Crescent Sw, Calgary

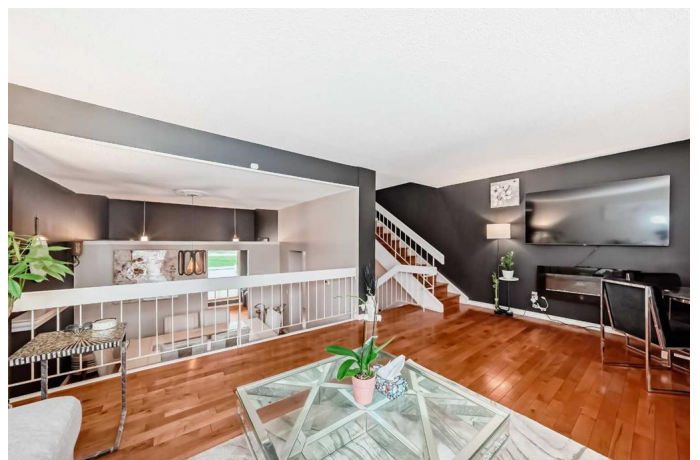
MLS® #A2239211

**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,668 sqft  
Residential on 0.00 Acres

Braeside., Calgary, Alberta

This is the one you've been waiting for in beautiful Braeside! One of the largest townhomes in the entire complex boasting over 2000 SQFT of developed living space, this stunning 4-bedroom home is a rare gem—boasting vaulted ceilings in every bedroom and the perfect Primary Bedroom with an En-suite bathroom!! Whether you need space for a growing family, guests, home offices or creative flex areas, this layout offers unmatched versatility. The main level is an entertainer's dream with rich hardwood floors, elegant granite countertops, and timeless maple shaker cabinetry in the spacious kitchen with the upgraded Stove and Fridge. The formal dining area is a showstopper with its high ceilings, and functional layout. The convenient 2-piece powder room ensures comfort for your guests as well! The spacious living room with giant windows makes relaxing a breeze! Enjoy your morning coffee or your favorite beverage in the evening in your beautifully landscaped, sun-soaked, south-facing backyard that backs onto a wooded environmental reserve—serene, private, and perfect for outdoor living. The fully finished basement offers even more space to unwind or entertain, while important upgrades—like a High-Efficiency Furnace, Oversized Hot Water Tank, Water Softener, Newer Washer & Dryer, and updated Front, Back, and Storm Doors to name a few that make this home truly special! This is more than a home—it's a lifestyle



upgrade in one of Calgary's most established, family-friendly communities. Don't miss your chance to call this Braeside beauty yours!

Built in 1972

### Essential Information

MLS® #	A2239211
Price	\$525,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,668
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

### Community Information

Address	438 Brae Glen Crescent Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W1B6

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Central Vacuum
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Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Softener
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Brick, Shingle Siding
Foundation	Poured Concrete

## **Additional Information**

Date Listed	July 23rd, 2025
Days on Market	10
Zoning	M-CG d44

## **Listing Details**

Listing Office	CIR Realty
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