



**400 Brae Glen Crescent SW  
Calgary, Alberta**

**MLS # A2315260**

**\$429,900**



<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,719 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 717
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** NA

Rare opportunity to own one of the largest floorplans in the complex! Offering over 1,700 sq. ft. above grade and more than 2,000 sq. ft. of developed living space, this end-unit townhouse condo combines exceptional size, functionality, and value. Featuring 4 bedrooms up, a desirable attached double garage, oversized driveway, and private fenced yard, this home lives more like a detached property than a traditional townhouse. Note that the condo fees INCLUDE water & sewer! The unique split level design with a fully developed basement provides an abundance of space for growing families, investors, or buyers looking to build sweat equity. Vaulted and soaring ceilings create an open, airy feel throughout the main living areas, while large windows fill the home with natural light. The maple kitchen is equipped with stainless steel appliances and offers plenty of cabinet and counter space. The dining room just off the kitchen is large and fits a good sized dining room table. The living room is huge, and has beautiful windows that let in a ton of light. Upstairs, you'll find an impressive four-bedroom layout on the upper level, a rare find in today's market. The fully developed basement adds even more flexibility with additional living space perfect for a recreation room, home office, gym, or guest area. This home presents an excellent opportunity for buyers looking to personalize a property and add value over time. With outstanding square footage, a sought-after floor plan, attached double garage, and a price point that reflects the opportunity, this is a fantastic chance to create your dream home while building sweat equity. Don't miss one of the largest and most versatile homes in the complex!