



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

**MLS # A2316776**



**\$500,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Braeside                                      |               |                   |
| <b>Type:</b>     | Residential/Five Plus                         |               |                   |
| <b>Style:</b>    | 5 Level Split                                 |               |                   |
| <b>Size:</b>     | 1,471 sq.ft.                                  | <b>Age:</b>   | 1972 (54 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Driveway, Front Drive, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | Back Yard                                     |               |                   |

|                    |                               |                   |          |
|--------------------|-------------------------------|-------------------|----------|
| <b>Heating:</b>    | Central                       | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Vinyl Plank                   | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle               | <b>Condo Fee:</b> | \$ 570   |
| <b>Basement:</b>   | Full                          | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Shingle Siding, Stucco | <b>Zoning:</b>    | M-CG d44 |
| <b>Foundation:</b> | Poured Concrete               | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Quartz Counters               |                   |          |

**Inclusions:** None

Completely renovated and move-in ready, this beautifully updated 5-level split townhouse offers an exceptional combination of space, functionality, and modern finishes in the established community of Cedarbrae. From the moment you step inside, you'll appreciate the extensive renovations, including luxury vinyl plank flooring that flows throughout the entire home, creating a clean and cohesive look. The thoughtfully redesigned kitchen features quartz countertops, custom cabinetry, a pantry with convenient pull-out shelving, and ample workspace for everyday living and entertaining. Adjacent to the kitchen, the dedicated dining area provides the perfect setting for family meals and gatherings. The large living room is filled with natural light and offers a bright, open atmosphere with plenty of room for both relaxing and entertaining. Upstairs, the generously sized primary bedroom serves as a comfortable retreat complete with a double closet and a 2-piece ensuite. Two additional bedrooms on the upper level provide flexibility for children, guests, or a home office. The partially developed basement expands the living space and includes a 3-piece bathroom, making it ideal for a recreation room or workout area. Outside, the fully fenced backyard has been designed for low-maintenance living, offering a private outdoor space to enjoy without the upkeep. Completing the home is a single attached garage, providing both convenience and additional storage. Located close to parks, schools, shopping, transit, and major commuter routes, this turnkey property is an excellent opportunity for first-time buyers, families, or anyone seeking a stylish, low-maintenance home in a desirable southwest Calgary neighbourhood.