

\$389,900 - 305 Brae Glen Road Sw, Calgary

MLS® #A2250967

\$389,900

3 Bedroom, 3.00 Bathroom, 1,439 sqft

Residential on 0.00 Acres

Braeside., Calgary, Alberta

Perfect for young families, professionals, or downsizers seeking low-maintenance living, this 3 bedroom 2.5 bathroom townhouse with attached single garage has over 1400 sq. ft. of development. The kitchen has stainless steel appliances, including a range with 2 oven. The dining room has hardwood floors, and is open to the spacious Living room with vaulted ceilings. Upstairs, the primary bedroom provides a comfortable retreat, complete with an updated 3-piece ensuite. Bonus: one of the other secondary bedrooms features a fun loft bed, perfect for kids or a creative space. There is also a 4 pce main bathroom. The private fenced west-facing backyard offers raised garden beds and serene views—ideal for sunset lovers and gardening enthusiasts. The large, undeveloped lower level is perfect for storage or future development. Additional highlights include newer carpets, and a high-efficiency furnace (2019). The complex is ideally located close to the Southland Leisure Centre, South Glenmore Park, schools, shopping, and the Braeside Community Centre.



Built in 1972

Essential Information

MLS® # A2250967

Price \$389,900

Bedrooms 3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,439
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

Community Information

Address	305 Brae Glen Road Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W1B6

Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, High Ceilings, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Garden
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 25th, 2025
Days on Market 12
Zoning M-CG d44

Listing Details

Listing Office Real Estate Calgary

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.