



## 418 Brae Glen Crescent Calgary Alberta

\$439,000

Wonderful opportunity to own this affordable 3-bedroom 3-bathroom townhouse with attached garage and fully fenced yard! This lovingly cared for unit has a great floorplan starting with the foyer and entrance from the garage, leading up to the sunny dining and kitchen with access to the backyard which has a nice view over a small green space. The kitchen is original but well maintained and in good shape, nearly everything else in the house is updated which you will notice immediately with the newer LVP floors, lighting, and bathrooms. Up from the dining room is the very large living area with huge windows letting in the west light, up a few more stairs you will find the family bathroom and the master bedroom which has vaulted ceilings, spacious closets and an ensuite bath! On the top floor you will find 2 more good sized bedrooms also with vaulted ceilings. The condo fees are quite reasonable in this well managed complex and includes everything but heat and electricity so your utility bills should be low! Wonderful location, which is close to lots of Shopping, Schools, walking paths, Fish Creek Park, Glenmore reservoir, Southland Leisure Center, and the newly finished Ring Road for access anywhere you want to go! Don't delay. Schedule a viewing today! (id:6769)

Living room 19.33 Ft x 12.17 Ft

Primary Bedroom 13.58 Ft x 12.58 Ft

2pc Bathroom 8.00 Ft x 4.92 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Bedroom 13.25 Ft x 10.00 Ft

Bedroom 12.00 Ft x 8.92 Ft

Foyer 8.67 Ft x 6.42 Ft

Kitchen 12.58 Ft x 10.00 Ft

Dining room 13.00 Ft x 9.42 Ft

2pc Bathroom 6.83 Ft x 2.83 Ft

Listing Presented By:



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(CENTRAL)**

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