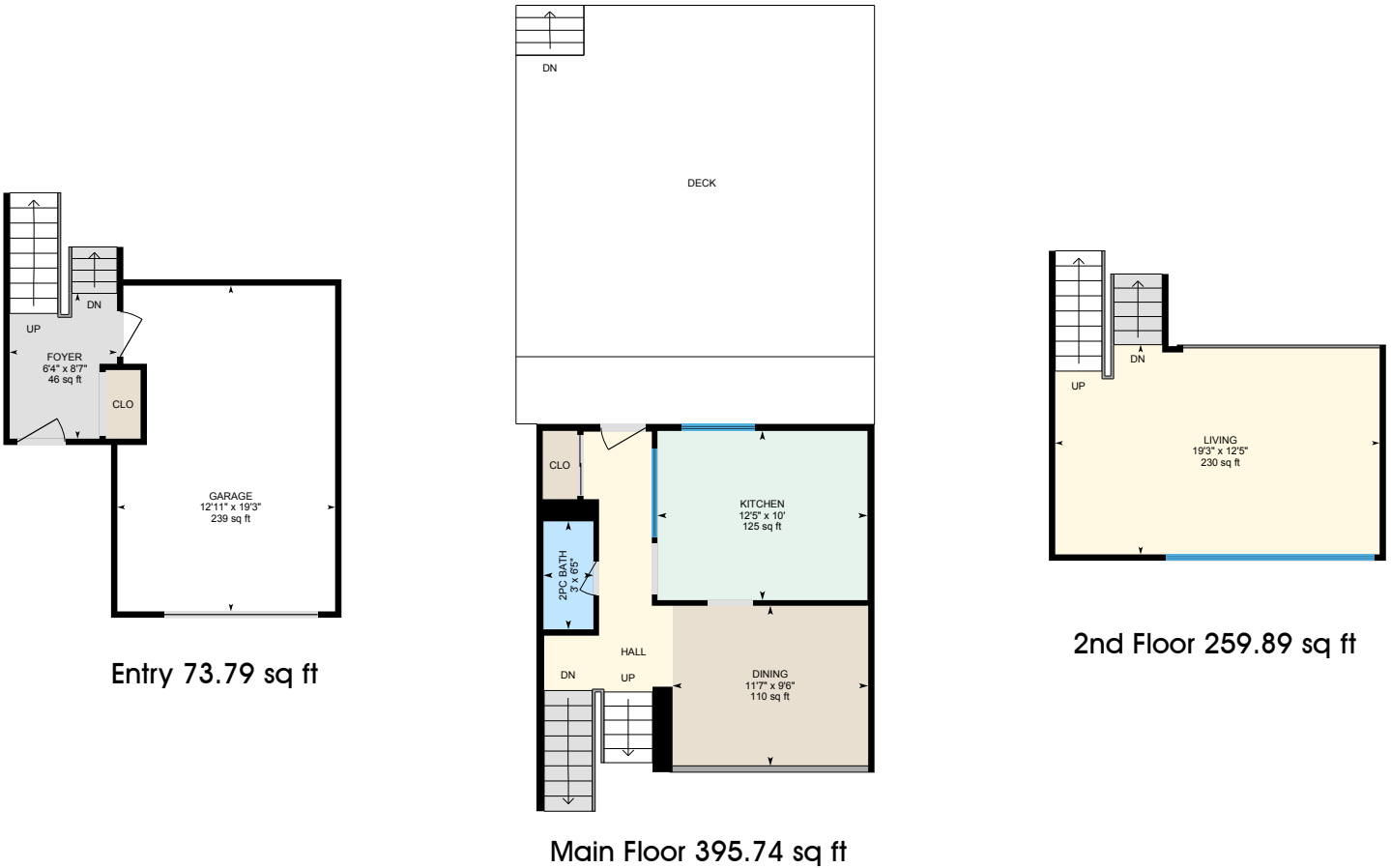


25 Brae Gl n Ct S W, Calgary, AB



# Welcome Home to

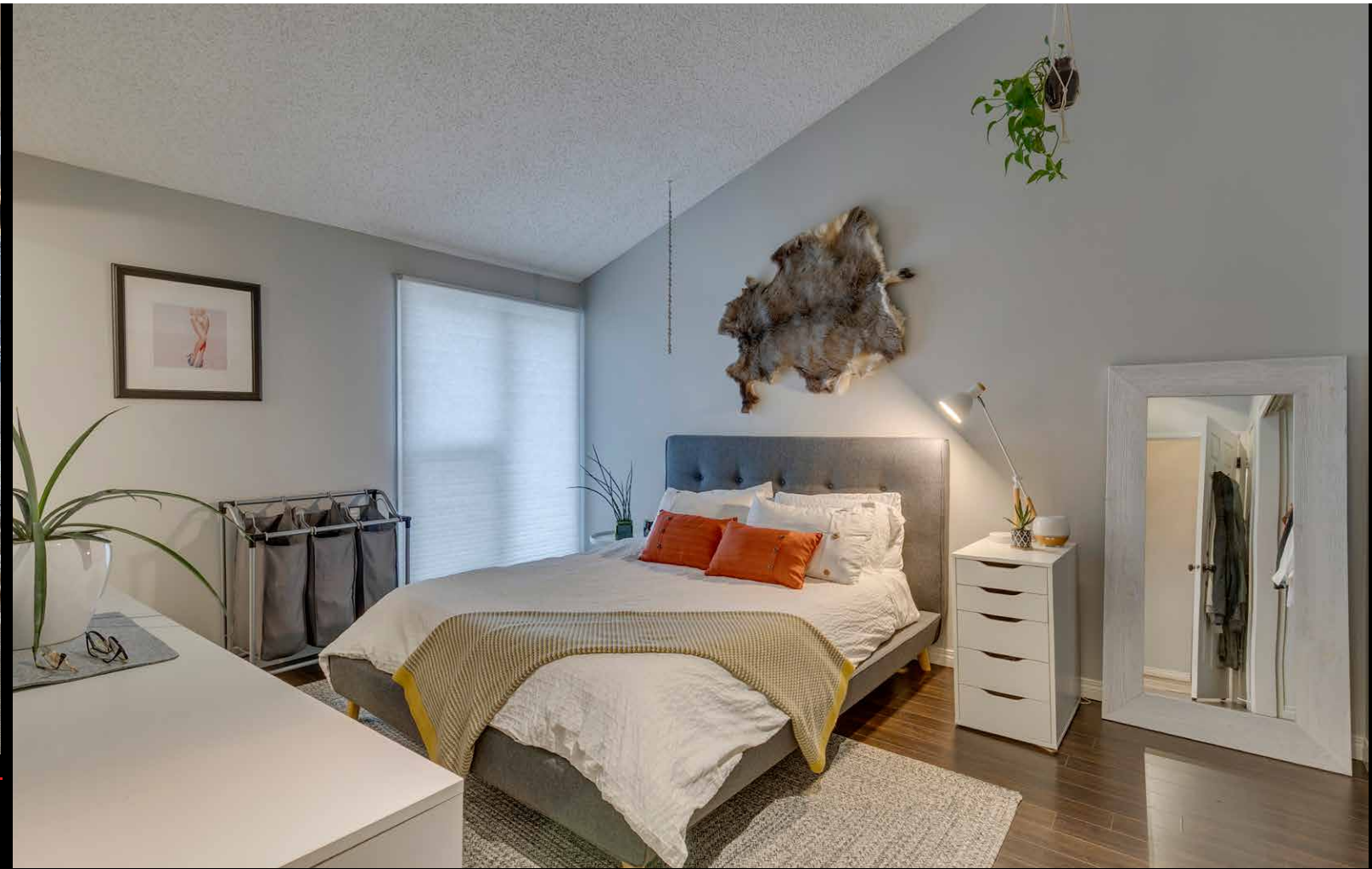
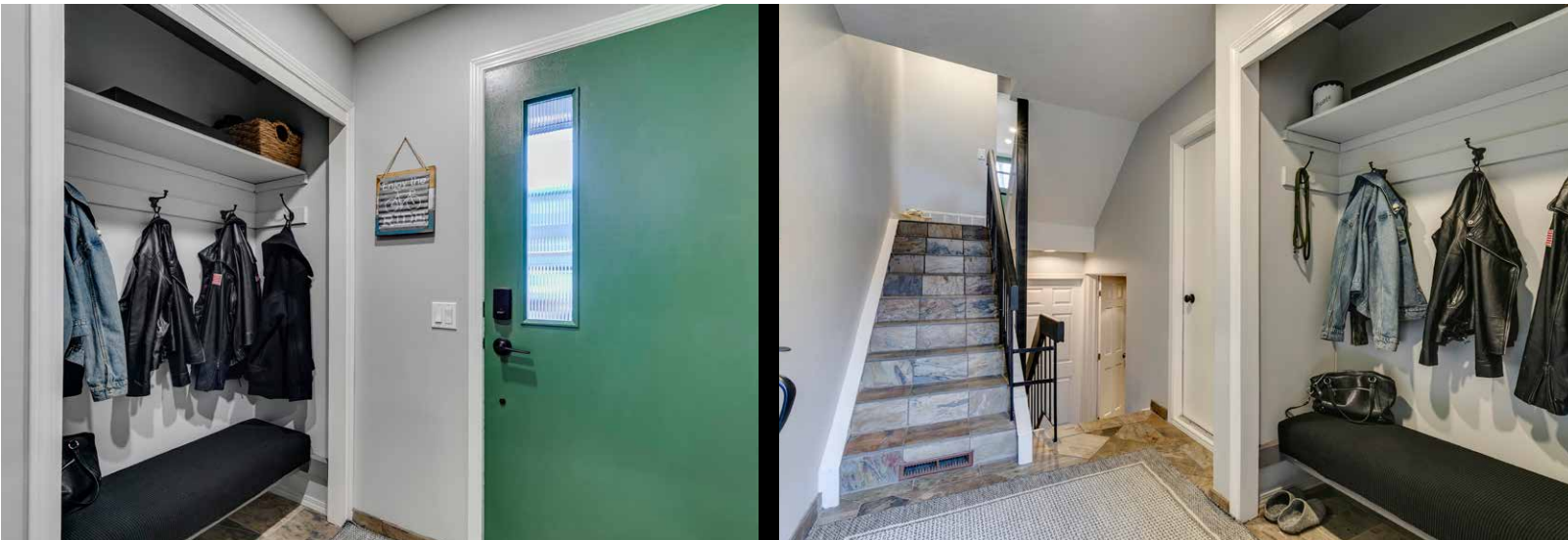
## 25 Brae Glen Court SW

**Chris Zaharko**  
Associate

**ROYAL LEPAGE**  
**Benchmark**  
INDEPENDENTLY OWNED AND OPERATED, BROKER

Phone: 403-874-0424  
www.zaharko.com - chris@zaharko.com

*Top 1% Nationally*



Updated 3 bedroom townhome nestled in the mature neighborhood of Braeside. Freshly painted with newly remodelled bathrooms, this home is perfect for new buyers, empty nesters and investors. 5 level split with over 1,700 sq ft of living space. The main floor layout is the perfect entertaining space with kitchen, dining room, 2 pc bath and access to the oversized west facing back deck. The primary is on its own level and features vaulted ceilings and newly renovated ensuite with walk-in shower. On the top floor you will find 2 additional bedrooms. The basement is fully finished with a nice sized rec room and large utility room with laundry and storage. Single attached garage and driveway for an additional vehicle. Located within walking distance of the Southland Leisure Centre & Oakridge Coop and close to parks, schools, and amenities, this home offers a vibrant lifestyle at your doorstep. Steps to the restaurants and amenities of Brae Centre and Bus Route 125, which goes direct to Southland LRT. Minutes to Taza Costco, Fish Creek Park & South Glenmore. Easy access to Stoney Trail Ring Rd, 22x and Macleod Trail making for convenient city access. The perfect opportunity for anyone looking for maintenance free living close to all amenities.



Chris Zaharko

Phone: 403-874-0424

[www.zaharko.com](http://www.zaharko.com)

[chris@zaharko.com](mailto:chris@zaharko.com)

MLS:	A2270480
Community:	Braeside
Size:	1,700 sq ft of finished living space
Style:	5 Level Split Townhouse
Year Built:	1971
Taxes:	\$2,753.00/2025
Condo Fee:	\$697.93/Monthly
Parking:	Single Garage Attached Total: 2

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