

# \$475,000 - 40, 10401 19 Street Sw, Calgary

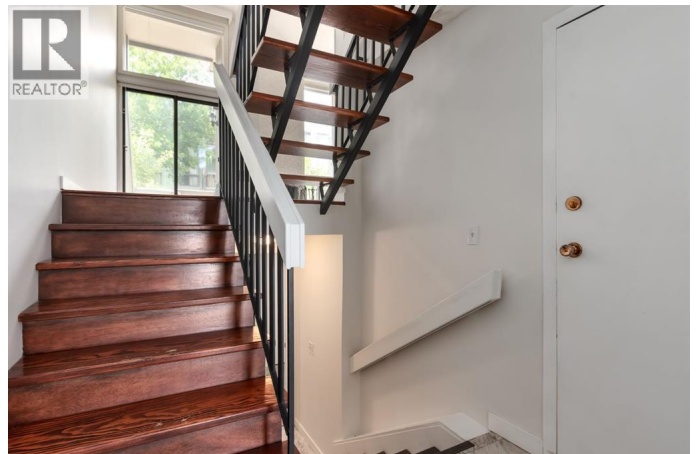
MLS® #A2250891

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,524 sqft  
Single Family

Braeside, Calgary, Alberta

Open House Saturday September 20th, 11am-1pm. Tucked away in a peaceful cul-de-sac surrounded by mature trees, this 3-bedroom, 2.5-bathroom townhome in Brandy Lane offers a lifestyle that feels both private and connected. Just minutes from Fish Creek Park and Glenmore Reservoir, you'll find nature, trails, and conveniences all within easy reach. Step inside and immediately feel the character that makes this home stand out. Soaring ceilings and open-riser wood staircases create a sense of space and light, while oversized west-facing windows bathe the main floor in golden afternoon sun. Imagine curling up by the wood-burning fireplace with a good book, or sliding open the doors to your private deck where friends gather for summer BBQs around the built-in cooking space. The updated kitchen blends style and functionality, featuring gleaming cabinets, warm wood accents, classic subway tile, and quartz countertops. Picture weekday breakfasts at the eating bar and weekend dinners with friends—all while staying connected to the living room conversation. Upstairs, the oversized primary suite feels like a sanctuary—complete with a walk-in closet and ensuite. Two additional bedrooms and a full bathroom provide flexibility for kids, guests, or a home office. With fresh paint throughout and brand-new carpet underfoot, everything feels bright, clean, and move-in ready. On the lower level, you'll find a versatile space that can become a quiet home office, creative



studio, gym, or playroom—the choice is yours. Laundry is conveniently tucked in here as well. And don’t forget the practical perks: a deep single-car garage, extra-long driveway for additional parking, and a private west-facing deck offering both sunshine and seclusion. Whether it’s morning walks through Fish Creek, cozy evenings by the fire, or summer nights with friends under the trees, life at Brandy Lane is about comfort, character, and community. (id:6289)

Built in 1978

**Essential Information**

Listing #	A2250891
Price	\$475,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,524
Year Built	1978
Type	Single Family
Sub-Type	Condominium/Strata
Style	4 Level

**Community Information**

Address	40, 10401 19 Street Sw
Subdivision	Braeside
City	Calgary
Province	Alberta
Postal Code	T2W3E7

**Amenities**

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	No Animal Home, No Smoking Home, Parking
Parking Spaces	1
Parking	Attached Garage
# of Garages	1

## Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Hood Fan
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

## Exterior

Exterior	Wood siding
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office Century 21 Bamber Realty LTD.



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