

# \$435,000 - 41, 10401 19 Street Sw, Calgary

MLS® #A2204405

**\$435,000**

3 Bedroom, 2.00 Bathroom, 1,326 sqft

Residential on 0.00 Acres

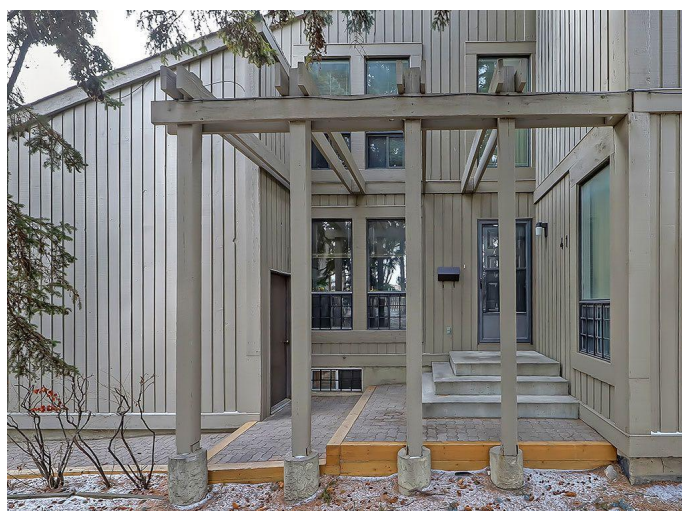
Braeside., Calgary, Alberta

NOW AVAILABLE IN BRANDY LANE! This complex is located in a PRIME LOCATION! Across the road from the Southland Leisure Center, minutes from the Glenmore Reservoir with walking paths and biking trails, Glenmore Landing and much more!! This wonderful home features 3 bedrooms with a spacious and cozy main level, giving the feeling you are in a mountain retreat! The dining and living area is perfect for entertaining as it offers excellent flow with high ceilings, a cozy fire place and lot of windows to allow for lots of natural light. The home is extremely quiet with virtually no traffic noise as it is surrounded with lots of mature trees. Come see for yourself! The lower level features tons of additional storage space as well as a craft/work room for crafting, sewing or any type of hobby! This unit is one of the ONLY UNITS WITH CENTRAL A/C and A DOUBLE ATTACHED GARAGE. The mechanical has been regularly maintained with everything functioning perfectly. This home will not last long so book your private showing before it's gone.

Built in 1978

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2204405  |
| Price     | \$435,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,326         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 41, 10401 19 Street Sw |
| Subdivision | Braeside.              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2W3E7                 |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Parking, Snow Removal, Visitor Parking        |
| Parking Spaces | 2   |
| Parking        | Double Garage Attached, Driveway, Front Drive |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan  |
| Appliances        | Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Oven |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Landscaped, Low Maintenance Landscape, Many Trees |

|              |                         |
|--------------|-------------------------|
| Roof         | Asphalt Shingle         |
| Construction | Wood Frame, Wood Siding |
| Foundation   | Poured Concrete         |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 88               |
| Zoning         | M-CG             |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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