



THE
A-TEAM

**RE/MAX
FIRST**

10401 19 Street #45, Calgary t2w3e7

MLS® #: **A2126711**

Area: **Braeside**

Listing Date: **04/26/24**

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

1978

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

1,527

Low Sqft:

Ttl Sqft:

1,527

DOM

23

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

4 Level Split

Parking

Ttl Park:

1

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Many Trees

Single Garage Attached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Other

Construction:

Wood Frame,Wood Siding

Flooring:

Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer

Int Feat:

Granite Counters,High Ceilings,Open Floorplan,Sauna,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

2pc Bathroom

Main

5`0" x 4`5"

5pc Ensuite bath

Second

9`1" x 5`0"

Dining Room

Main

12`6" x 9`1"

Bedroom

Second

9`9" x 8`8"

Living Room

Lower

19`3" x 15`3"

Room

Level

Dimensions

4pc Bathroom

Second

9`1" x 5`0"

Kitchen

Main

14`5" x 8`10"

Bedroom - Primary

Second

12`9" x 12`2"

Family Room

Lower

12`2" x 9`8"

Bedroom

Second

12`11" x 7`11"

Legal/Tax/Financial

Condo Fee:
\$524

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d44

Legal Desc: **7811671**

Remarks

Pub Rmks:

Welcome to fantastic 4-level split townhouse in heart of the SW community of Braeside, Calgary. This beautifully architecturally designed open concept home boasts over 1600 sqft of living space; offering a perfect blend of comfort, style and functionality for whole family. An open-plan layout creates a seamless flow throughout the home while the open riser-stairs enhance the airy sunny feel. An updated kitchen features a convenient eating bar- perfect for casual dining or parties. It also features a handy pass-through window to the adjacent dining room, making serving meals a breeze. Enjoy cooking with sunny large south-facing windows that flood the space with natural light- creating a warm and inviting atmosphere within your abode. The living room is a true focal point, boasting a vaulted ceiling and a stunning floor-to-ceiling stone surrounded wooden fireplace; creating a cozy ambient atmosphere for all your pleasant evenings. Hand-finished hardwood flooring graces the main living areas of the home, adding a touch of elegance, durability and master piece. Step outside to your own private retreat - a large deck surrounded by towering pines, offering a parklike setting for relaxation or outdoor gatherings for parties. The home offers three spacious bedrooms, providing ample space for the whole family and guests. With 2 full baths plus 1 half bath, morning routines will be a breeze. The primary bedroom features oversized large windows looking into the pine trees surrounding the home, a cozy reading nook, a walk-in closet and one of the three full bathrooms. Additional features include an attached garage spacious enough for an SUV with additional large outside parking which fit truck. In the corner of garage, you can find a handmade wooden cedar sauna which is perfect for unwinding after a long day. Located in close walking proximity to Southland Leisure Centre, schools, parks include Glenmore reservoir, shopping plaza, and other services; this home offers convenience at your doorstep. Easy quick driving access to Stoney Trail, Southland Dr, 14th street, Macleod Trail and Anderson Road ensures and commute to anywhere in the city and near proximity to downtown of Calgary. Don't miss out on this fantastic opportunity to own a beautiful home in Braeside- book your private showing today!

Inclusions:
Property Listed By:

N/A
RE/MAX Landan Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









