



THE
A-TEAM

**RE/MAX
FIRST**

10401 19 Street #6, Calgary T2W 3E7

MLS®#: **A2140938** Area: **Braeside** Listing **06/14/24** List Price: **\$499,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$35k, 19-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1978**

Finished Floor Area

Abv Sqft: **1,403**
 Low Sqft:
 Ttl Sqft: **1,403**

DOM

94
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Lawn,Greenbelt,Landscaped,Level,Many Trees**
 Park Feat: **Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Oversized,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas,Wood**
 Sewer:
 Ext Feat: **Private Entrance**

Construction: **Cedar,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood,Laminate,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garburator,Microwave,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,Granite Counters,High Ceilings,No Smoking Home,Open Floorplan,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`0" x 11`7"	Living Room	Second	19`3" x 15`7"
2pc Bathroom	Third	4`6" x 5`1"	Dining Room	Third	12`7" x 9`1"
Kitchen With Eating Area	Third	14`5" x 8`9"	4pc Bathroom	Level 4	9`1" x 5`0"
4pc Ensuite bath	Level 4	9`1" x 5`1"	Bedroom	Level 4	8`10" x 9`10"
Bedroom	Level 4	9`1" x 12`11"	Bedroom - Primary	Level 4	19`3" x 17`8"
Furnace/Utility Room	Basement	19`2" x 14`11"			

Legal/Tax/Financial

Condo Fee:
\$524

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d44

Legal Desc: **7811671**

Remarks

Pub Rmks: **Your dream home awaits in the heart of southwest Calgary, where timeless elegance meets midcentury modern marvel! Step into sophistication and nostalgia as you explore this architectural gem, designed to capture the essence of classic appeal with a contemporary twist. Imagine yourself greeted by sleek lines and a clean aesthetic as you enter through the picture-perfect open staircase. Renovated kitchens and bathrooms seamlessly blend modern luxury with retro charm, while vaulted ceilings invite your inner design enthusiast to shine. But the allure doesn't stop there. Picture yourself on the south-facing back deck, soaking in the sun as you sip your morning coffee. Host dazzling dinner parties in the spacious, gourmet kitchen that will make your friends green with envy. With schools, transit, shopping, hospitals, and nature's playgrounds like the Glenmore Reservoir and Weasel Head nearby, adventure is always within reach. Inside, cozy up in the living room with a crackling fireplace, or retreat to the oversized primary bedroom, complete with a walk-in closet and ensuite fit for royalty. This home offers dog-friendly vibes and is ideally located for convenience and peace of mind, with off-leash parks just a hop away. As you stroll to nearby cafes and pubs, immerse yourself in the local culture and create memories that last a lifetime. This isn't just a dream—it's your reality waiting to unfold. Don't miss out on this sanctuary of warmth, charm, and the perfect blend of midcentury modern allure. Contact your favorite agent today and make homeownership in this coveted location your reality!**

Inclusions: **none**
Property Listed By: **Century 21 Bamber Realty LTD.**

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