



THE
A-TEAM

**RE/MAX
FIRST**

10401 19 Street #7, Calgary T2W 3E7

MLS® #: **A2155152** Area: **Braeside** Listing Date: **08/06/24** List Price: **\$520,000**
 Status: **Active** County: **Calgary** Change: **+\$5k, 31-Aug** 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:

Access:

Lot Feat: **Cul-De-Sac,Landscaped,Treed**
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,516**
 Low Sqft:
 Ttl Sqft: **1,516**

DOM

43
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction: **Wood Frame,Wood Siding**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`7" x 9`2"	Kitchen	Main	14`4" x 8`8"
Living Room	Lower	19`3" x 15`2"	Bedroom - Primary	Upper	12`11" x 12`1"
Bedroom	Upper	9`10" x 8`10"	Bedroom	Upper	12`11" x 7`11"
3pc Ensuite bath	Upper		4pc Bathroom	Upper	
2pc Bathroom	Main		Flex Space	Basement	16`1" x 9`5"

Legal/Tax/Financial

Condo Fee:
\$524

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d44

Legal Desc: **7811671**

Remarks

Pub Rmks: **Experience the ultimate in comfort and style in this exquisite 4-level split townhouse, boasting 3 bedrooms, 2.5 bathrooms, and 1516 sq ft of thoughtfully renovated living space. Perfectly positioned backing onto a tranquil green space, this home offers unparalleled convenience with close proximity to schools, shopping, and transit. As you enter, be greeted by a bright, airy living room featuring a charming wood-burning fireplace and elegant laminate flooring. The completely renovated kitchen is a chef's delight, with sleek new cabinets, a stunning backsplash, and premium quartz countertops. The upper level houses a serene primary bedroom with a luxurious 3-piece ensuite and an expansive walk-in closet. Both additional bedrooms are generously sized and share a beautifully updated bathroom. Modern railings add a touch of sophistication throughout the home. Additional features include a double attached garage, providing ample storage and parking space. The spacious layout and premium upgrades, including recently renovated bathrooms, make this townhouse a standout. Enjoy the perfect blend of modern amenities and natural beauty in a location that caters to all your lifestyle needs. Enjoy the outdoors with ease, as this property is just minutes away from the picturesque Glenmore Reservoir and its excellent pathways, offering endless opportunities for recreation and relaxation. This meticulously maintained property is a non-smoker's paradise, pet-free for those with sensitivities. This home is conveniently located near schools, shopping centers, transit options, and the Southland Leisure Centre, providing access to various amenities and activities for all ages. This exceptional property caters to the discerning buyer seeking quality, comfort, and style. The condo fees are very reasonable and include water and sewer. Don't miss out on the opportunity to make this your forever home. Contact us today to schedule a private viewing and start living your desired lifestyle.**

Inclusions: **TV Wall mount, Water Softener sold as is**
Property Listed By: **2% Realty**

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