



THE
A-TEAM

**RE/MAX
FIRST**

10457 19 Street #4, Calgary T2W 3E6

MLS®#: **A2164164**

Area: **Braeside**

Listing Date: **09/11/24**

List Price: **\$498,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1977**

Finished Floor Area

Abv Sqft: **1,548**
Low Sqft:
Ttl Sqft: **1,548**

DOM

8
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Landscaped,Many Trees**
Park Feat: **Driveway,Garage Faces Front,Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Gas Water Heater,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Closet Organizers,High Ceilings,Laminate Counters,No Animal Home,No Smoking Home,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	19`2" x 14`11"	Dining Room	Second	12`7" x 9`2"
Eat in Kitchen	Second	14`6" x 8`9"	Bedroom - Primary	Third	12`9" x 12`5"
Flex Space	Third	6`10" x 6`5"	Bedroom	Third	13`1" x 7`11"
2pc Bathroom	Second		4pc Bathroom	Third	

**4pc Ensuite bath
Bedroom**

**Third
Third**

9`10" x 8`10"

Laundry

Basement

Legal/Tax/Financial

Condo Fee:
\$509

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d75

Legal Desc: **7711686**

Remarks

Pub Rmks: **An exceptional opportunity to live in this beautifully maintained move-in ready bright and spacious 4-level split townhouse in sought after Brandy Lane! This dream home features 1548 sq. ft. and over \$42,700 in recent upgrades. Both four-piece bathrooms have been completely upgraded and include new sinks, vanities, deep soaker tubs, full height tile backsplash, new toilets and tile flooring. The two piece on the second level features new sink, vanity, toilet and tile flooring. New garage door and new opener. New microwave and hot water tank. Painted interior doors and window trim. Interior rooms painted in last few years. New laminate flooring in the foyer and kitchen. New ceiling fan with light package. New deck and stairs to patio. The massive living room features soaring ceilings, two storey windows and a dramatic stone wood burning fireplace with log lighter. Patio doors from the living room open to your tranquil private new deck and lower patio backing south onto the mature trees and common green space. The second level is an entertainers dream with a spacious dining room that overlooks the living room. Beautiful bright kitchen with breakfast nook features two large windows for an abundance of natural light. White cabinets with white tile backsplash, pantry and pass through into the dining room. White appliances and new laminate floor. The upper level offers a spacious well-designed layout. The primary bedroom retreat is outstanding with its two large windows and features room for a king size suite. Dressing area with mirror and door to the walk-in closet with organizers. You will love the four-piece ensuite renovated bathroom. Two additional bedrooms and four piece renovated bathroom. The basement offers a laundry area with washer, dryer and laundry tub. This area offers lots of storage and room for your personal fitness area. Single front attached garage with new garage door and new opener. Brandy Lane offers an outstanding location, walk to three Schools, Southland Leisure Centre, Shoppers Drug Mart, Second Cup and transit. Walk or bike to South Glenmore Park, the Glenmore Reservoir pathways and Heritage Park. Only minutes to the Rockyview Hospital, Glenmore Landing, Southcentre and more! Quick access to Southland Drive, 14 Street SW and Anderson Road. Direct access to the ring road (highway 201) brings you out west in under an hour. Approved dogs are welcome, max. 20 lbs and 15 inches in height at maturity. Check out the drone video!**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

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











