

# \$485,000 - 40, 10401 19 Street Sw, Calgary

MLS® #A2250891

**\$485,000**

3 Bedroom, 3.00 Bathroom, 1,524 sqft

Residential on 0.00 Acres

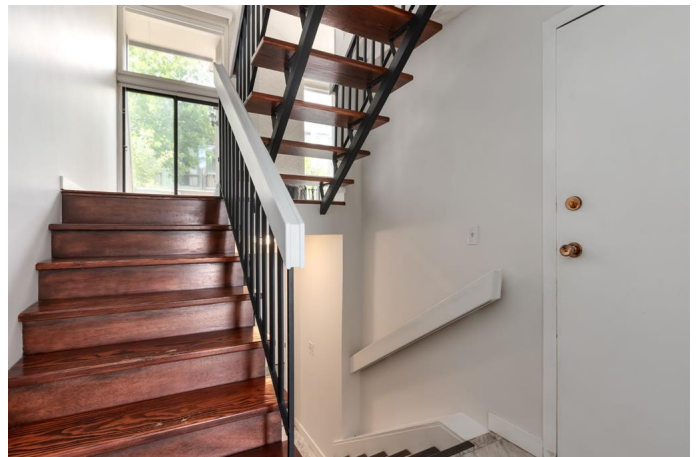
Braeside., Calgary, Alberta

Tucked away in a peaceful cul-de-sac surrounded by mature trees, this 3-bedroom, 2.5-bathroom townhome in Brandy Lane offers a lifestyle that feels both private and connected. Just minutes from Fish Creek Park and Glenmore Reservoir, youâ€™ll find nature, trails, and conveniences all within easy reach.

Step inside and immediately feel the character that makes this home stand out. Soaring ceilings and open-riser wood staircases create a sense of space and light, while oversized west-facing windows bathe the main floor in golden afternoon sun. Imagine curling up by the wood-burning fireplace with a good book, or sliding open the doors to your private deck where friends gather for summer BBQs around the built-in cooking space.

The updated kitchen blends style and functionality, featuring gleaming cabinets, warm wood accents, classic subway tile, and quartz countertops. Picture weekday breakfasts at the eating bar and weekend dinners with friendsâ€”all while staying connected to the living room conversation.

Upstairs, the oversized primary suite feels like a sanctuaryâ€”complete with a walk-in closet and ensuite. Two additional bedrooms and a full bathroom provide flexibility for kids, guests, or a home office. With fresh paint throughout and brand-new carpet underfoot, everything



feels bright, clean, and move-in ready.

On the lower level, youâ€™ll find a versatile space that can become a quiet home office, creative studio, gym, or playroomâ€”the choice is yours. Laundry is conveniently tucked in here as well.

And donâ€™t forget the practical perks: a deep single-car garage, extra-long driveway for additional parking, and a private west-facing deck offering both sunshine and seclusion.

Whether itâ€™s morning walks through Fish Creek, cozy evenings by the fire, or summer nights with friends under the trees, life at Brandy Lane is about comfort, character, and community.

Built in 1978

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2250891      |
| Price          | \$485,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,524         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 40, 10401 19 Street Sw |
| Subdivision | Braeside.              |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2W 3E7 |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Single Garage Attached                        |
| # of Garages   | 1                                             |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer                |
| Heating           | Forced Air, Natural Gas                                                                  |
| Cooling           | None                                                                                     |
| Fireplace         | Yes                                                                                      |
| # of Fireplaces   | 1                                                                                        |
| Fireplaces        | Family Room, Wood Burning                                                                |
| Has Basement      | Yes                                                                                      |
| Basement          | Finished, Full                                                                           |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Uncovered Courtyard                |
| Lot Description   | Many Trees, Street Lighting, Paved |
| Roof              | Asphalt Shingle                    |
| Construction      | Wood Frame, Wood Siding            |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 14                |
| Zoning         | M-CG d44          |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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