

40, 10401 19 Street SW
Calgary, Alberta**MLS # A2250891****\$475,000**

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,524 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Many Trees, Paved, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 524
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: None

Open House Saturday September 20th, 11am-1pm. 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, you'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 friends—all while staying connected to the living room conversation. Upstairs, the oversized primary suite feels like a sanctuary—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, you'll find a versatile space that can become a quiet home office, creative studio, gym, or playroom—the choice is yours. Laundry is conveniently tucked in here as well. And don'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 it'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.