



GRASSROOTS
REALTY GROUP

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47, 10401 19 Street SW
Calgary, Alberta

MLS # A2224844



\$500,000

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,329 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 524
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Quartz Counters, See Remarks, Storage		

Inclusions: N/A

Your new happy place has a dreamy kitchen and lifestyle to match! This bright and updated end-unit townhome in Braeside is designed for people who love to live, cook, and entertain! Let's start with the heart of the home: the kitchen. This is where the magic happens. A massive island perfect for wine nights, brunches, and baking marathons, plus a built-in oven, microwave, and range that will make every meal feel gourmet. Hosting is a breeze with a spacious dining area that flows onto a private, gated patio with green space behind. Just think BBQs (with a gas line!), al fresco dinners, and a safe spot for kids and pets to play. The cozy living room, complete with a stone fireplace with raw wood mantle, is your go-to spot for Netflix nights or curling up with a good book. A tucked away powder room rounds out the main floor for functionality and convenience. Upstairs, the large primary bedroom easily fits a king-sized bed and is just steps from the renovated main bathroom which features beautiful tilework and double sinks for that spa-like feel. There's also a spacious second bedroom and a bright, airy lofted office space (that could easily become a third bedroom if you need it!). The fully finished basement is a bonus zone with a large family room, a hobby room for your creative side, a full bathroom with a shower, and a laundry area. And let's not forget the rare double attached garage...a total game-changer for storage, parking, and keeping your gear organized. You'll also love the sunny south-facing front patio because it's perfect for morning coffee or afternoon chill sessions. All of this is tucked away in Braeside, a vibrant neighborhood where you can walk to schools, shops, transit, parks, and the Southland Leisure Centre...everything you need, right at your doorstep. This home is more than just a place to live —

it's where memories are made, dinners are shared, and life happens. Don't forget to view the virtual tour but you need to come see it for yourself...you're going to love it!