



39, 10401 19 Street SW
Calgary, Alberta

MLS # A2300383



\$439,000

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,559 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 545
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: None

Welcome to this beautifully upgraded 4-level split nestled in the sought-after community of Braeside. Step inside and be greeted by gleaming hardwood floors and an abundance of natural light that flows throughout the home. The main level offers a formal dining room, soaring vaulted ceilings, a cozy fireplace in the living room, and a bright kitchen featuring stainless steel appliances, white cabinetry, a modern backsplash, and a charming cutout overlooking the adjacent dining space. Upstairs, the spacious primary bedroom impresses with a walk-in closet and a full 4-piece ensuite. Two additional bedrooms, another full bath, and a convenient half bath round out a layout that works beautifully for families. The lower level provides a generous recreation room, laundry, and ample storage. Recent updates bring added peace of mind, including a new hot water tank, functional pot lights, and a brand new back deck perfect for entertaining. The west-facing backyard is framed by mature trees, offering a private and serene outdoor retreat. All of this in a prime location just minutes from shopping, schools, restaurants, and everyday amenities. A true must-see!