



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**43, 10401 19 Street SW**  
**Calgary, Alberta**

**MLS # A2142944**



**\$499,900**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,454 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Off Street, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	No Neighbours Behind, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 524
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Smoking Home, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** None

Welcome to your new home in the beautiful neighbourhood of Braeside. This beautifully maintained 3 bedroom 2.5 bath home will not disappoint, with many upgrades over the years, this home is move in ready. This unique and very functional layout is fantastic for entertaining, the massive living room has a beautiful stone fireplace to cozy up to on those cooler nights and floor to ceiling windows flood the home with natural light, this level also offers access to the large deck with natural gas line for your BBQ. When you head up the stairs from there you will find the large dining area that is over looking the living room, the updated fully appointed kitchen with tons of cupboard space and a two piece bath complete this level. Upstairs you will find a gorgeous primary bedroom with walk in closet and 4 piece bath, there is even a nook that makes a perfect office space. There are two more good sized rooms and an additional 4 piece bath. The basement offers tons of storage as well as the laundry area, this home comes with a single attached garage as well as a driveway for extra parking, complete with central air conditioning for those long hot summer days, this home is truly a must see, in this amenities rich neighbourhood you really can have it all, with shopping, transit, schools and right near the southland leisure centre, the only thing to do here is pack your belongings and move in!