



GRASSROOTS
REALTY GROUP

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41, 10401 19 Street SW
Calgary, Alberta

MLS # A2204405



\$462,900

Division:	Braeside		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,326 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape, Many Trees		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 552
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: NA

NOW AVAILABLE IN BRANDY LANE! This complex is located in a PRIME LOCATION! Across the road from the Southland Leisure Center, minutes from the Glenmore Reservoir with walking paths and biking trails, Glenmore Landing and much more!! This wonderful home features 3 bedrooms with a spacious and cozy main level, giving the feeling you are in a mountain retreat! The dining and living area is perfect for entertaining as it offers excellent flow with high ceilings, a cozy fire place and lot of windows to allow for lots of natural light. The home is extremely quiet with virtually no traffic noise as it is surrounded with lots of mature trees. Come see for yourself! The lower level features tons of additional storage space as well as a craft/work room for crafting, sewing or any type of hobby! This unit is one of the ONLY UNITS WITH CENTRAL A/C and A DOUBLE ATTACHED GARAGE. The mechanical has been regularly maintained with everything functioning perfectly. This home will not last long so book your private showing before it's gone.