

# \$495,000 - 40, 10401 19 Street Sw, Calgary

MLS® #A2250891

**\$495,000**

3 Bedroom, 3.00 Bathroom, 1,524 sqft

Residential on 0.00 Acres

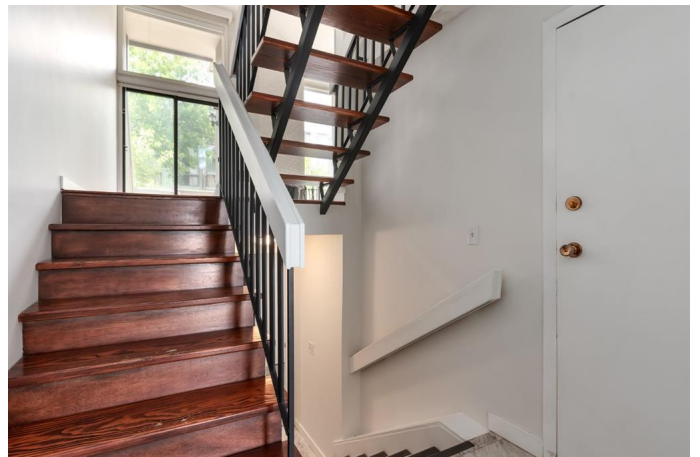
Braeside., Calgary, Alberta

Open House Saturday August 23rd from 10am-12pm. 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, youâ€™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 friendsâ€™ all while staying connected to the living room conversation.

Upstairs, the oversized primary suite feels like a sanctuaryâ€™ 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, youâ€™ll find a versatile space that can become a quiet home office, creative studio, gym, or playroomâ€”the choice is yours. Laundry is conveniently tucked in here as well.

And donâ€™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 itâ€™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.

Built in 1978

**Essential Information**

MLS® #	A2250891
Price	\$495,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,524
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

**Community Information**

Address	40, 10401 19 Street Sw
Subdivision	Braeside.

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3E7

### Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Uncovered Courtyard
Lot Description	Many Trees, Paved, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	M-CG d44

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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