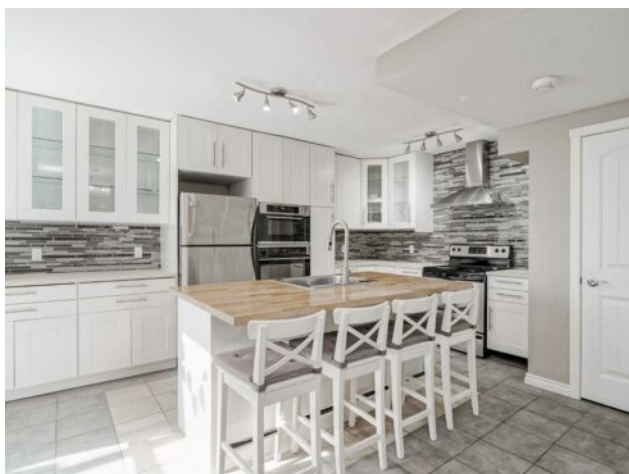


47, 10401 19 Street SW  
Calgary, Alberta

MLS # A2224844



# \$500,000

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 524
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!