



**23, 10457 19 Street SW**  
**Calgary, Alberta**

**MLS # A2303849**



**\$479,000**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,531 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Insulated, Off Street, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, No Back Lane,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 536
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Pantry, Walk-In Closet(s)		

**Inclusions:** Call seller directly

Click brochure link for more details. Welcome to one of Braeside's best-kept secrets &mdash; Brandy Lane. Tucked into one of the community's most established complexes, this four-level townhome offers the kind of layout that's genuinely hard to find. The main floor is designed so that the kitchen, dining room, and living room each have their own place without feeling closed off. The living room is anchored by a gas fireplace, 12' ceilings, and floor-to-ceiling windows that bring in great natural light. The kitchen has stainless steel appliances, a reverse osmosis system, and a breakfast nook for morning coffee. The formal dining room sits comfortably between them. It's a layout that lets everyone do their own thing without being on top of each other. Upstairs, the primary bedroom is generously sized with a walk-in closet, a 4-piece ensuite, and a bonus area that works well as a dressing space or sitting area. Two additional large bedrooms and a second full bathroom round out the upper level. Downstairs, you'll find a flexible space that works well as an office or home gym, plus a laundry area with a new dryer (2025) and new furnace (December 2025). Step outside, and the deck backs onto some of the most beautiful mature trees in the area. It's a genuinely private and peaceful outdoor space that's hard to find in a complex setting. Single attached garage, insulated and drywalled, with an extra-long driveway for a second vehicle. Condo fees include water and sewer, and the complex has real upgrades coming: new wood fascia and soffits, additional landscaping and tree planting, and freshly painted wood fencing. An easy online portal keeps residents connected for documents and communications. Minutes to Glenmore Reservoir pathways, schools, shopping, transit, and Southland Leisure Centre.