



GRASSROOTS
REALTY GROUP

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41, 10401 19 Street SW
Calgary, Alberta

MLS # A2333251



\$495,000

Division:	Braeside		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,352 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 574
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters, See Remarks		

Inclusions: NA

EXTENSIVELY RENOVATED | 2 BEDROOMS PLUS LOWER-LEVEL FLEX (3rd Bed) ROOM | DOUBLE ATTACHED GARAGE | CENTRAL AIR CONDITIONING | OPEN-TO-ABOVE DINING AREA | PRIME BRANDY LANE LOCATION Welcome to this beautifully reimagined home in the desirable Brandy Lane complex. Extensively renovated from top to bottom, nearly every surface has been updated, including the kitchen, bathrooms, flooring, paint and lower level. Stylish finishes, thoughtful lighting and a warm contemporary design create a home that shows exceptionally well and is truly move-in ready. The main living area is bright and inviting, featuring soaring ceilings, an open-to-above dining area, a cozy fireplace and large windows that fill the space with natural light. The open layout provides an excellent flow for everyday living and entertaining, while the surrounding mature trees create a peaceful and private atmosphere. The stunning kitchen has been completely redesigned with quartz countertops, full-height cabinetry, stainless steel appliances, modern black hardware and open wood shelving. Under-cabinet lighting provides both ambience and practical task lighting, while the extensive tile backsplash adds texture and character. The refrigerator and stove are brand new and include one-year warranties, with receipts available. The beautifully renovated bathroom offers a spa-inspired design with a long dual-sink vanity, quartz countertops, modern black fixtures and a glass-enclosed tub and shower. Thoughtful details include lighting beneath the vanity and an illuminated shower niche. The upper level offers two comfortable bedrooms. Downstairs, the renovated flex room provides additional versatility and can be used as a recreation space, home gym, office, hobby room or potential third bedroom, depending on the

buyer's needs. Additional storage, central air conditioning and a double attached garage add to the home's everyday comfort and functionality. Brandy Lane is a welcoming, well-managed complex with responsive property management, consistent condo board support and a friendly neighbourly atmosphere. The location is exceptionally convenient, directly across from the Southland Leisure Centre and Shoppers Drug Mart, within walking distance of St. Benedict School and John Ware School, and close to the Co-op supermarket on 24 Street SW. Glenmore Reservoir, walking and cycling pathways, Glenmore Landing, shopping, restaurants and everyday amenities are also only minutes away.