

\$689,900 - 59 Brander Avenue Nw, Langdon

MLS® #A2197244

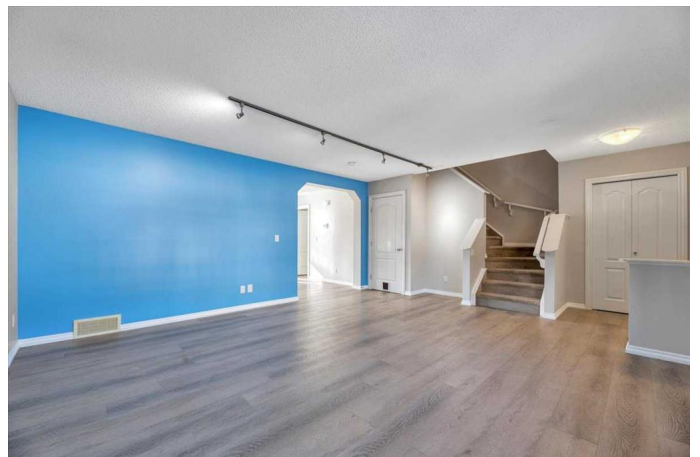
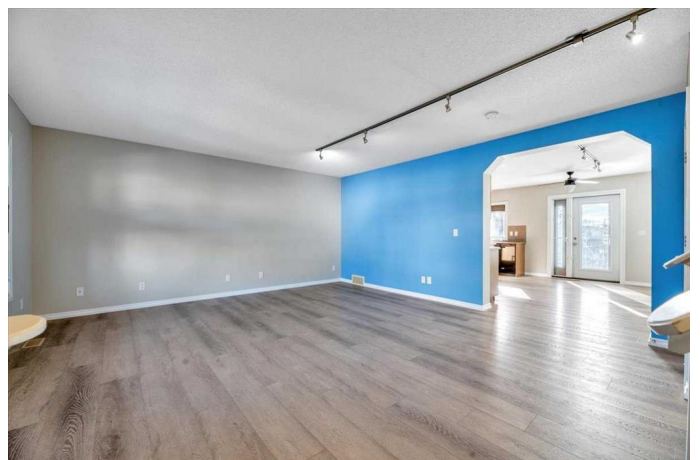
\$689,900

3 Bedroom, 3.00 Bathroom, 1,725 sqft

Residential on 0.16 Acres

NONE, Langdon, Alberta

Welcome to 59 Brander Avenue! This beautiful home sits on a huge lot located on a quiet, family friendly street. It is less than a 10 minute walk to Langdon School (K-grade 8), also located on Brander Avenue. As you enter from the charming front porch you will immediately notice the newer vinyl plank flooring (Jan 2024) throughout the entire main floor, large windows with upgraded blinds, and a thoughtful floor plan for a growing family. From the spacious living room, you enter the kitchen and dining area. The kitchen offers optimal counter space, solid wood cabinetry, a walk-in pantry, an island for prepping, a 2 year old dishwasher, and a sunny south-facing window above the sink. Through the dining area is the main floor laundry and a powder room with a recently replaced vanity. Make your way into the double car, heated garage with 2 car access doors so you can pull through vehicles into the back yard. On the second floor are three very generously sized bedrooms, an office nook, the main bathroom and an ensuite. The primary bedroom is the perfect retreat that can fit a king-sized bed, and the ensuite is ideal space for relaxing in the deep soaker tub. The basement is roughed in for your future bathroom, has a newer hot water tank (2022), and 2 egress windows for the family needing an additional bedroom. From the kitchen you can access the back deck and massive yard through the new back door (2024). The south facing back yard is sure to impress with tons of space for kids and pets, a



separate shed, and a sunken fire pit. This lot is over 8800 square feet! There is trailer storage, room for an RV or park up to 4 vehicles on the driveway. The shingles were replaced in 2021, and the exterior trim was repainted in 2024. Established homes here don't come up very often. With the new access onto Glenmore Trail from the northwest corner of Langdon, you can get to Stoney Trail at the edge of Calgary in about 15 minutes. Also noteworthy is the planned shopping plaza on the northwest corner of Langdon coming soon. Book your private viewing today!

Built in 2007

Essential Information

MLS® #	A2197244
Price	\$689,900
Sold Price	\$670,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,725
Acres	0.16
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	59 Brander Avenue Nw
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

Amenities

Parking Spaces	6
Parking	Double Garage Attached, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Pantry, Walk-In Closet(s), Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 26th, 2025
Date Sold	March 22nd, 2025
Days on Market	24
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Power Properties
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