

# \$449,900 - 19639 45 Street Se, Calgary

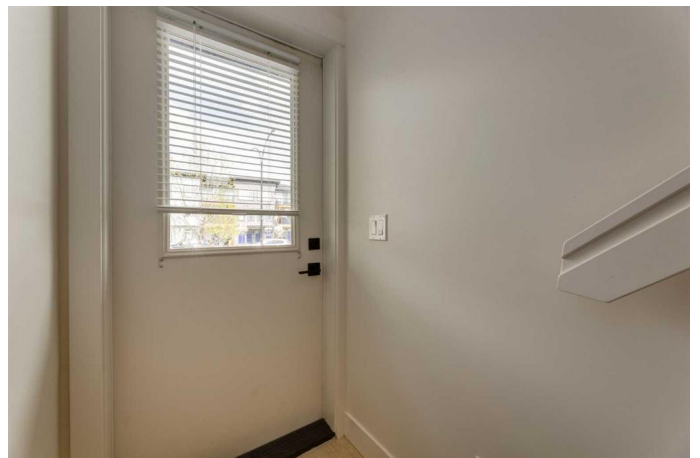
MLS® #A2221142

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,330 sqft  
Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to modern living at its finest; where comfort, style, and convenience come together in this bright and airy townhouse. Boasting 1330 sq. ft. of living space, this thoughtfully designed home offers the perfect blend of modern finishes and everyday functionality. The open concept main floor is ideal for entertaining, featuring a spacious kitchen with quartz countertops, stainless steel appliances, and elegant designer fixtures; all overlooking the living and dining areas. Just off the main living space, step out onto your large deck, perfect for morning coffee or summer BBQs. Upstairs, you'll find three generously sized bedrooms, including a primary bedroom complete with a walk in closet and private ensuite. The additional two bedrooms are well appointed and share a beautiful four piece bathroom. The upper level also features a convenient laundry area with stackable washer and dryer, along with a dedicated office nook; ideal for those working from home. This home showcases quartz countertops, laminate flooring in the main living areas, and tile flooring in the bathrooms, creating a cohesive and modern look throughout. Additional highlights include a single attached garage and an unbeatable location close to South Health Campus, shops, restaurants, movie theatres, parks, and scenic pathways. Plus, enjoy quick access to the world's largest YMCA, offering amenities like a surf simulator, NHL-sized ice rink, climbing wall, and more. Don't miss this opportunity to own a move



in ready home that truly has it all.

Built in 2022

### Essential Information

MLS® #	A2221142
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,330
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	19639 45 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3A7

### Amenities

Amenities	Other
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Other
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	24
Zoning	M-1

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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