

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

MLS® #A2221142

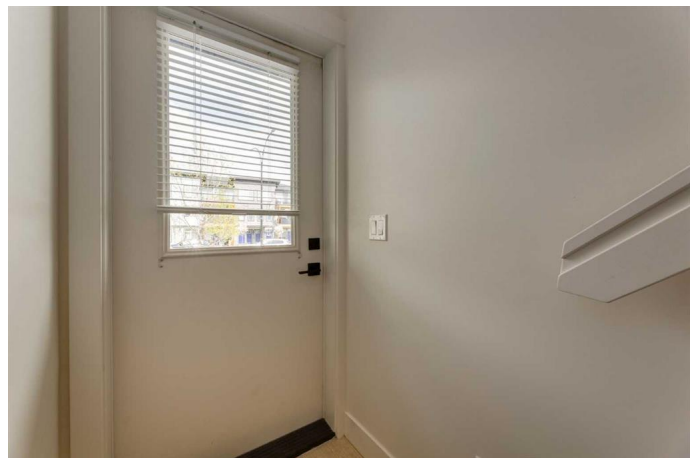
**\$449,900**

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 | 4              |
| Zoning         | M-1            |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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