

# \$415,900 - 19617 45 Street Se, Calgary

MLS® #A2260261

**\$415,900**

3 Bedroom, 3.00 Bathroom, 1,227 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Step into this modern and inviting 3-bedroom, 2.5-bathroom townhouse, perfectly designed for style, comfort, and everyday convenience. The main floor welcomes you with soaring 9-foot ceilings and an open-concept layout that seamlessly connects the kitchen, dining, and living spaces. The kitchen features quartz countertops, stainless steel appliances, and a spacious island ideal for cooking, entertaining, or meals. A convenient half bath completes the main level. Natural light pours in through large windows, while the private balcony off the living room provides the perfect retreat for morning coffee or relaxing summer evenings. Upstairs, the primary bedroom serves as a private retreat, complete with a walk-in closet, 4-piece ensuite, and its own private balcony. Two additional bedrooms share a full 4-piece bathroom, while a built-in desk nook and upper-level laundry provide added convenience. The home also features a single attached garage for secure parking and extra storage. Located just minutes from the South Health Campus, Seton YMCA, shopping, restaurants, schools, parks, and a brand-new HOA facility has just opened, enriching your lifestyle with multiuse event spaces, a gymnasium, and indoor gathering areas, while the surrounding park offers a splash pad, skating rink, hockey rink, courts for basketball and pickleball, a playground, picnic shelters, fire pit, and amphitheatre. This is a fantastic opportunity to own in a well-connected, fast-growing community. With easy access to



Deerfoot and Stoney Trail, everything you need is close at hand.

Built in 2022

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2260261          |
| Price          | \$415,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,227             |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 19617 45 Street Se |
| Subdivision | Seton              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3M 3A7            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| 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, See Remarks, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan,                                                                                          |

|          |                                                  |
|----------|--------------------------------------------------|
|          | Refrigerator, Stove(s), Washer, Window Coverings |
| Heating  | Forced Air                                       |
| Cooling  | None                                             |
| Basement | None                                             |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                            |
| Lot Description   | Back Lane, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                  |
| Construction      | Composite Siding, Stone, Wood Frame              |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 52                   |
| Zoning         | M-1                  |
| HOA Fees       | 375                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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