

\$422,900 - 19617 45 Street Se, Calgary

MLS® #A2260261

\$422,900

3 Bedroom, 3.00 Bathroom, 1,227 sqft

Single Family 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. (id:6289)

Built in 2022

Essential Information

Listing #	A2260261
Price	\$422,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,227
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	19617 45 Street Se
Subdivision	Seton
City	Calgary
Province	Alberta
Postal Code	T3M3A7

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	See remarks, Back lane, PVC window, Closet Organizers, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	1
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Forced air
Cooling	None
# of Stories	3

Exterior

Exterior	Composite Siding, Stone
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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