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

MLS® #A2260261

### \$415,900

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 \$415,900

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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Listing information last updated on November 4th, 2025 at 12:31pm PST