

\$476,900 - 19834 45 Street Se, Calgary

MLS® #A2268374

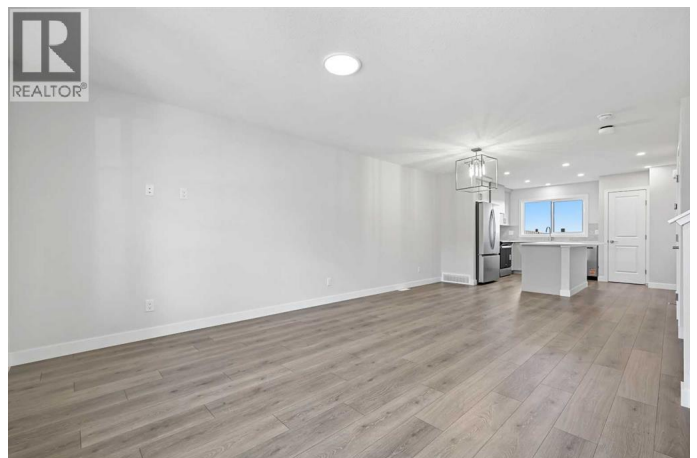
\$476,900

3 Bedroom, 3.00 Bathroom, 1,266 sqft

Single Family on 0.05 Acres

Seton, Calgary, Alberta

Jayman BUILT | Limited-Time Developer Incentives â€“ Fall 2025. Exciting news! Several of our valued developer partners are stepping up to help move select inventory before year-end! From Today to November 30, buyers can take advantage of exclusive land rebates and incentives on select Jayman BUILT homes â€” without any list price reductions. Current Developer Offer: Brookfield: \$10,000 Land Incentive â€“ home must sell and waive by Nov 30. These exclusive incentives are available for a limited time only and are not reflected in list prices, so reach out today for full details before theyâ€™re gone! *PREMIER TOWN HOME COLLECTION*BEAUTIFUL JAYMAN BUILT NEW HOME*SOLAR & SMART TECH*NO CONDO FEES*PARKING FOR 2 CARS* This lovely 2 story townhouse features a nice open floor plan that flows smoothly into the modern kitchen with a centralized flush eating bar, Elegant Polaire QUARTZ counters, full pantry, Stainless Steel WHIRLPOOL appliances that includes a 25 cu ft French Door Refrigerator with icemaker, Broan Power Pack hood fan with shroud, built-in Panasonic microwave with trim kit and upgraded slide in smooth top stove. As well as a convenient half bath + nice back entry! The 2nd level offers a Primary Suite with a private 3 piece en suite with sliding glass door & walk-in closet along with 2 additional spacious bedrooms & a full 4 piece main bath. Bonus: Upper Laundry room! The unfinished basement provides roughed in



plumbing & an opportunity for you to create & finish your ideal additional living space. Beautiful interior selections that include a silgranite sink & soft close drawers. Other upgrades include 4x4 rear landing with concrete patio, Fully fenced and landscaped, QUARTZ counters tops in kitchen and bathrooms, Triple Pane Windows, 10 solar panels, BuiltGreen Canada Standard with an EnerGuide rating, UV-C ultraviolet light air purification system, high efficiency furnace with Merv 13 filters & HRV unit, Navien-Brand tankless hot water heater and Smart Home Technology Solutions. Enjoy living in this beautiful new community with nature as your back drop and trails within steps of your brand new Jayman BUILT Home. South Health Campus, Cineplex and shopping all close by. Welcome Home! (id:6289)

Built in 2024

Essential Information

Listing #	A2268374
Price	\$476,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,266
Acres	0.05
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address	19834 45 Street Se
Subdivision	Seton
City	Calgary
Province	Alberta
Postal Code	T3M4B6

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, PVC window, No Animal Home, No Smoking Home, Parking
Parking Spaces	2
Parking	Gravel, Other, Parking Pad

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Hood Fan, Water Heater - Tankless
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

Exterior

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

Listing Details

Listing Office	Jayman Realty Inc.
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Listing information last updated on November 5th, 2025 at 10:16am PST