\$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 39
Zoning M-1
HOA Fees 375

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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