

# \$489,900 - 19618 42 Street Se, Calgary

MLS® #A2213981

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,374 sqft

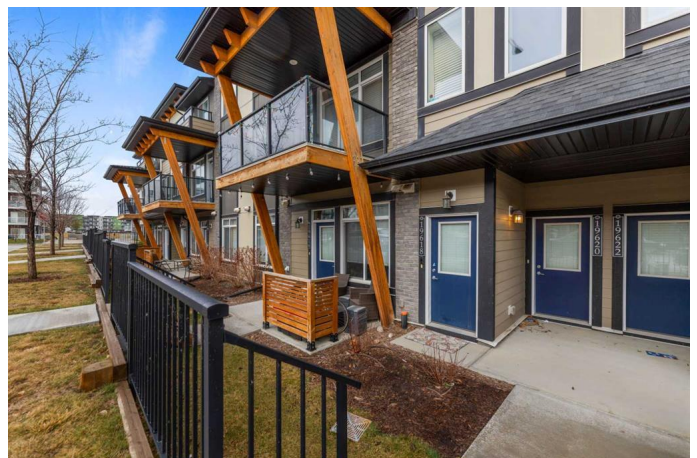
Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to Seton, a thriving community that offers the perfect blend of modern living and convenience. Step inside this stunning 3-BEDROOM, 2.5-BATHROOM townhome and be greeted by a spacious and inviting living room that seamlessly flows into the MODERN KITCHEN. Here, you'll find white QUARTZ COUNTERTOPS, sleek white cabinets, and STAINLESS STEEL APPLIANCES, including a DOUBLE-DOOR FRIDGE. The dedicated dining space, tucked just beside the kitchen, provides easy access for meals while maintaining a cozy separation from the living area.

On the main floor, you'll also find a convenient 2-PIECE POWDER ROOM and access to a BALCONY with elegant glass edges, perfect for enjoying your morning coffee or evening relaxation. As you make your way upstairs, you'll discover the PRIMARY MASTER SUITE, a true retreat that accommodates a king-size bed and features a WALK-IN CLOSET and a luxurious 4-PIECE ENSUITE BATHROOM with quartz countertops. The SECOND BEDROOM, ideal for a home office or an additional bedroom, boasts its own BALCONY access, offering a private outdoor space. The THIRD BEDROOM is spacious enough to fit a queen bed, making it perfect for kids or guests.

A dedicated LAUNDRY AREA on the upper level ensures you won't have to carry laundry



up and down the stairs. The townhome also provides quick access to a single attached garage from the main floor, adding to the convenience.

Located within walking distance of WORLD'S LARGEST YMCA, SETON HOSPITAL, CANADIAN SUPERSTORE, CINEPLEX, and a variety of RESTAURENTS, this townhome offers unparalleled access to amenities. The upcoming Seton HOMEOWNERS' ASSOCIATION will feature playgrounds, tennis courts, community gardens, a picnic shelter, a fire pit plaza, a skating rink, and more. With the approved GREEN LINE for the C-TRAIN, two future stations will be within walking distance, making commuting to downtown a breeze.

This townhome is perfect for a starter or growing family, or for investors looking for a prime property. Don't miss the chance to make this beautiful townhome in Seton your new home. Schedule your viewing today!

Built in 2019

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2213981          |
| Price          | \$489,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,374             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 19618 42 Street Se |
| Subdivision | Seton              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3M 3A7            |

## Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Visitor Parking                                               |
| Parking Spaces | 1                                                             |
| Parking        | Garage Door Opener, Single Garage Attached, Garage Faces Rear |
| # of Garages   | 1                                                             |

## Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)             |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                         |
| Cooling           | None                                                                                                            |
| Basement          | None                                                                                                            |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Balcony, Lighting, Rain Gutters               |
| Lot Description   | Other, Rectangular Lot                        |
| Roof              | Asphalt Shingle                               |
| Construction      | Brick, Composite Siding, Concrete, Wood Frame |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 1                |
| Zoning         | M-1              |
| HOA Fees       | 375              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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