\$249,900 - 19613 45 Street Se, Calgary

MLS® #A2216702

\$249,900

1 Bedroom, 1.00 Bathroom, 517 sqft Residential on 0.00 Acres

Seton, Calgary, Alberta

WOW! Incredible value with a \$10,000 price improvement!!! Proudly presenting 19613 45 St SE in the heart of Seton. This stunning unit is exceptionally well-maintained and presents like new without the GST. Located within walking distance to the numerous amenities of Seton's Urban District, this stylish and peaceful refuge is your great opportunity for the lifestyle you have always wanted owning your own home! The thoughtful design boasts an open-concept layout and calming colour palette. Warm luxury vinyl plank floors add warmth to the comfortable living space and well-appointed kitchen featuring two-toned cabinetry, stainless steel appliances, quartz counter tops, pantry and peninsula with seating for 3. The generous-sized bedroom easily accommodates a queen size bed and end tables while the bathroom boasts a quartz vanity top and deep soaker tub. Other notable highlights of this lovely property include: 1) Titled Parking, 2) In-suite laundry, 3) Plentiful Storage, and 4) AFFORDABLE CONDO FEES!! Amenity rich Seton has been awarded Community of the Year designed with an urban living plan and walkability to the YMCA, grocery stores, restaurants, the South Health Campus, cinemas, transit and more! This jewel box property offers an affordable lifestyle in a desirable neighbourhood. This property shows 11/10 and can now be yours!







Essential Information

MLS® # A2216702 Price \$249,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 517 Acres 0.00

Year Built 2022
Type Residential

Sub-Type Row/Townhouse

Style Stacked Townhouse

Status Active

Community Information

Address 19613 45 Street Se

Subdivision Seton
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3A7

Amenities

Amenities Other

Parking Spaces 1

Parking Stall, Titled

Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Baseboard

Cooling None Basement None

Exterior

Exterior Features Other Lot Description Other

Roof Asphalt Shingle

Construction Brick, Composite Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 1st, 2025

Days on Market 119 Zoning M-1

Listing Details

Listing Office Coldwell Banker Mountain Central

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