

# \$445,000 - 19617 45 Street Se, Calgary

MLS® #A2227869

**\$445,000**

3 Bedroom, 3.00 Bathroom, 1,227 sqft  
Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to this beautiful and modern 3-bedroom, 2.5-bathroom townhouse offering a thoughtfully designed layout with stylish finishes and everyday convenience. The main floor features 9-foot ceilings and an open-concept design connecting the kitchen, dining, and living areas. The kitchen is outfitted with quartz countertops, stainless steel appliances, and a large kitchen island â€” perfect for preparing meals or gathering with friends. A conveniently located half bath adds functionality to the main level. Large windows bring in plenty of natural light, and just off the living room, a private balcony offers a great spot to enjoy your morning coffee or 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 future HOA amenities, 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® #	A2227869
Price	\$445,000
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	June 5th, 2025
Days on Market	25
Zoning	M-1

### **Listing Details**

Listing Office	eXp Realty
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