

\$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

*** OPEN HOUSE - SATURDAY, NOVEMBER 8 - 12-4 PM *** 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,
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	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	43
Zoning	M-1
HOA Fees	375
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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