



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

19613 45 Street SE
Calgary, Alberta

MLS # A2216702



\$249,900

| | | | |
|------------------|-----------------------|---------------|------------------|
| Division: | Seton | | |
| Type: | Residential/Five Plus | | |
| Style: | Townhouse-Stacked | | |
| Size: | 517 sq.ft. | Age: | 2022 (3 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall, Titled | | |
| Lot Size: | - | | |
| Lot Feat: | Other | | |

| | | | |
|--------------------|-------------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 146 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Composite Siding, Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Door Keypad, TV and wallmount

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!