



GRASSROOTS
REALTY GROUP

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19645 48 Street SE
Calgary, Alberta

MLS # A2223258



\$249,790

Division:	Seton		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	488 sq.ft.	Age:	2023 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 128
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Slab	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions:	N/A
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State of the Art" very beautiful, cozy property. 1 bedroom & 1 bathroom. In unit laundry, furnace & Hot Water Tank. 1 modern kitchen. Attached 1 assigned parking. 3-piece bathroom, large living area. Prominent location close to YMCA, Seton Health Campus/Hospital, retail commercial places, medical clinics, daycare, pharmacy, grocery stores & other retail stores. Close proximity of future school, play grounds, shopping complex, Calgary International airport, shopping malls, retail centers, downtown and many more. Plenty of windows creating a bright and vibrant ambience inside the house with lots of natural light & fresh air in spring/summer/fall-winter days. Beautiful kitchen with good cabinets and stainless-steel appliances. Come and feel this beautiful house which can be touched, seen, observed, and felt. Excellent opportunity to own this house for self use or investment purposes. Ideal for first time home buyers, investors & young families with kids. Come on in and experience yourself, “WARM WELCOME”!!!!