



GRASSROOTS
REALTY GROUP

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19617 45 Street SE
Calgary, Alberta

MLS # A2227869



\$424,900

| | | | |
|-----------|--|--------|------------------|
| Division: | Seton | | |
| Type: | Residential/Five Plus | | |
| Style: | Townhouse-Stacked | | |
| Size: | 1,227 sq.ft. | Age: | 2022 (3 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Landscaped, Low Maintenance Landscape | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 250 |
| Basement: | None | LLD: | - |
| Exterior: | Composite Siding, Stone, Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

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 — 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.