



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.