



GRASSROOTS
REALTY GROUP

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19829 44 Street SE
Calgary, Alberta

MLS # A2248350



\$854,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,312 sq.ft.	Age:	2025 (0 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Trico Homes, the heart of home building. Find your ideal home in your favourite community in Calgary & Surrounding Area. The Concord is a stunning 2,312 sq ft open-concept home featuring a main-floor bedroom with full bath and a 2-bedroom legal suite. Upstairs offers three secondary bedrooms, each with a walk-in closet, a shared bath, laundry, and a luxurious primary bedroom with a walk-in closet and 5-piece ensuite. A central bonus room provides the perfect space for relaxing or entertaining. Thoughtful upgrades include engineered hardwood, 9-ft ceilings, 42-inch upper cabinets, LED pot lights, knockdown ceilings, and modern fixtures. Located in Seton, steps from schools, parks, the South Health Campus, YMCA, and amenities, with Dec 2025 possession. Photos are representative.