



GRASSROOTS
REALTY GROUP

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19639 42 Street SE
Calgary, Alberta

MLS # A2253089



\$425,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,299 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.00 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 296
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Walk-In Closet(s), WaterSense Fixture(s)		

Inclusions:	N/A
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OPEN HOUSE ON SAT & SUNDAY SEP 6 & 7 FROM 2PM-4PM. Perfect for Buyers Seeking Comfort, Style & Convenience! Step into this bright and stylish end-unit townhouse—designed with modern living in mind. Featuring two spacious master bedrooms, each with its own walk-in closet and luxurious ensuite bathroom with quartz countertops, this home is perfect for roommates, guests, or multi-generational living. Enjoy year-round comfort with central air conditioning, and cook like a pro in the chef-inspired kitchen with quartz countertops and stainless steel appliances. The open-concept living room is filled with natural light and leads to a private balcony—a perfect spot to unwind with a view. The tandem 2-car attached garage offers secure parking and valuable extra storage. With upgraded finishes throughout and a smart, functional layout, this move-in-ready home offers easy, low-maintenance living in a prime location. Don’t miss your opportunity to own this beautifully finished end unit—schedule your viewing today!