



GRASSROOTS
REALTY GROUP

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19617 45 Street SE
Calgary, Alberta

MLS # A2260261



\$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		

Step into this modern and inviting 3-bedroom, 2.5-bathroom townhouse, perfectly designed for style, comfort, and everyday convenience. The main floor welcomes you with soaring 9-foot ceilings and an open-concept layout that seamlessly connects the kitchen, dining, and living spaces. The kitchen features quartz countertops, stainless steel appliances, and a spacious island ideal for cooking, entertaining, or meals. A convenient half bath completes the main level. Natural light pours in through large windows, while the private balcony off the living room provides the perfect retreat for morning coffee or relaxing 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 a brand-new HOA facility has just opened, enriching your lifestyle with multiuse event spaces, a gymnasium, and indoor gathering areas, while the surrounding park offers a splash pad, skating rink, hockey rink, courts for basketball and pickleball, a playground, picnic shelters, fire pit, and amphitheatre. 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.