

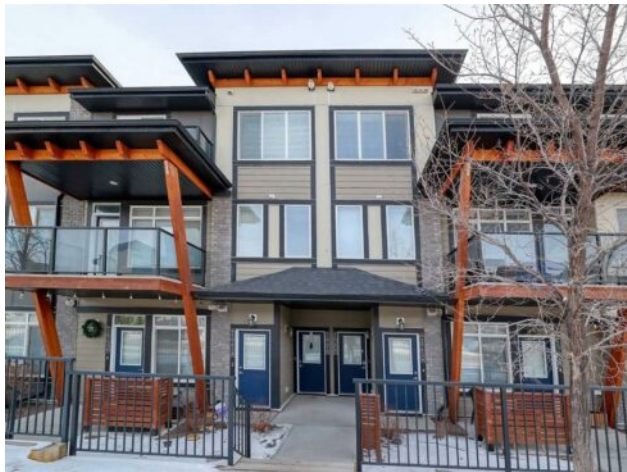


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

19620 42 Street SE
Calgary, Alberta

MLS # A2282257



\$445,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,552 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	-		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 251
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Incredible value in this beautifully appointed townhome within walking distance to an array of amenities (parks, restaurants, shops, YMCA, Joane-Cardinal Schubert high school). Offering 1,552 SF of functional living space with 3 bedrooms, 2.5 bathrooms and an attached double garage, this unit is sure to impress! The bright and open main floor features gorgeous vinyl plank throughout, wall to wall windows, a powder room, living room with access to the balcony and smooth transition to the spacious dining room and chef's kitchen complete with stainless steel appliances, over-sized island with eating bar, quartz countertops and a walk-in pantry. Upstairs you will find the Primary bedroom with walk-in closet and 4 piece ensuite, a conveniently located laundry room and 2 additional guest rooms (one with a private balcony) which share a 4 piece bathroom. Enjoy low maintenance living without sacrifices! Book your showing today!