



GRASSROOTS
REALTY GROUP

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19635 45 Street SE
Calgary, Alberta

MLS # A2287287



\$224,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	451 sq.ft.	Age:	2022 (4 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
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:	\$ 150
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: NA

Welcome to this perfect starter home designed with ample living space and a welcoming layout that's ideal for entertaining - The "Cedar," built by Rohit Communities. It's especially well-suited for healthcare professionals or anyone eager to enjoy the vibrant, walkable lifestyle of Seton, with its restaurants, shops, and everyday amenities just steps away. This is a great opportunity to transition from renting to owning a brand-new, low-maintenance home. Showcasing the "Contemporary Classic" Designer Interior, the home features two-tone cabinetry with crisp white uppers and sleek grey lowers, complemented by warm wood accents, plush carpeting, brushed chrome fixtures, and stylish designer lighting. The property also includes a titled parking stall and low condo fees!