



19613, 45 Street SE  
Calgary, Alberta

MLS # A2298268



**\$242,500**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	517 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 146
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Proudly presenting 19613 45 St SE in the heart of Seton. This beautifully maintained unit shows like new and is currently operating as a successful Airbnb with approval in place for short term rentals, offering immediate income potential or flexible living. Located within walking distance to Seton's vibrant Urban District, this modern and inviting home features a thoughtfully designed open concept layout with a calming colour palette and warm luxury vinyl plank flooring throughout. The stylish kitchen showcases two toned cabinetry, quartz countertops, stainless steel appliances, perfect for entertaining or everyday use. The spacious bedroom comfortably fits a queen sized bed with room for side tables while the bathroom is finished with a quartz vanity and a deep soaker tub creating a relaxing retreat. Additional highlights include titled parking, in suite laundry, storage and affordable condo fees. Seton is one of Calgary's most desirable communities known for its walkability and access to top tier amenities including the YMCA, South Health Campus, grocery stores, restaurants, cinemas and transit. Whether you are looking for a turnkey Airbnb investment or a stylish place to call home, this property offers exceptional value in a prime location.