

# \$249,900 - 19613 45 Street Se, Calgary

MLS® #A2216702

**\$249,900**

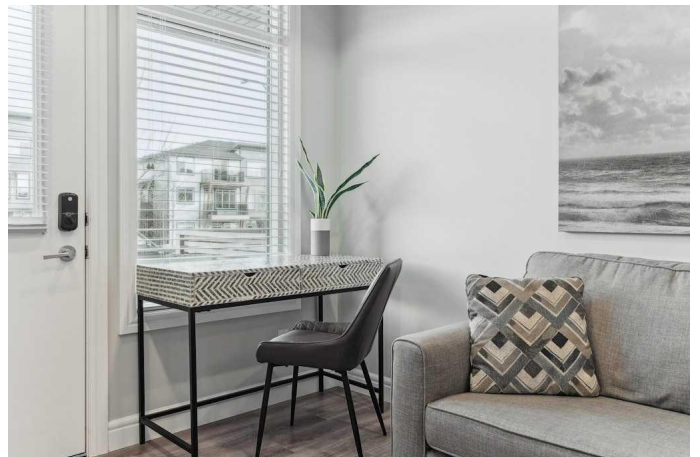
1 Bedroom, 1.00 Bathroom, 517 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

WOW! Incredible value with a \$10,000 price improvement!!! Proudly presenting 19613 45 St SE in the heart of Seton. This stunning unit is exceptionally well-maintained and presents like new without the GST. Located within walking distance to the numerous amenities of Seton's Urban District, this stylish and peaceful refuge is your great opportunity for the lifestyle you have always wanted owning your own home! The thoughtful design boasts an open-concept layout and calming colour palette. Warm luxury vinyl plank floors add warmth to the comfortable living space and well-appointed kitchen featuring two-toned cabinetry, stainless steel appliances, quartz counter tops, pantry and peninsula with seating for 3. The generous-sized bedroom easily accommodates a queen size bed and end tables while the bathroom boasts a quartz vanity top and deep soaker tub. Other notable highlights of this lovely property include: 1) Titled Parking, 2) In-suite laundry, 3) Plentiful Storage, and 4) AFFORDABLE CONDO FEES!! Amenity rich Seton has been awarded Community of the Year designed with an urban living plan and walkability to the YMCA, grocery stores, restaurants, the South Health Campus, cinemas, transit and more! This jewel box property offers an affordable lifestyle in a desirable neighbourhood. This property shows 11/10 and can now be yours!

Built in 2022



## Essential Information

MLS® #	A2216702
Price	\$249,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	517
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

## Community Information

Address	19613 45 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3A7

## Amenities

Amenities	Other
Parking Spaces	1
Parking	Stall, Titled

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
Basement	None

## Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle

Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	116
Zoning	M-1

**Listing Details**

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.