

19639 45 Street SE
Calgary, Alberta

MLS # A2221142



\$439,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,330 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	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, Vinyl Windows		
Inclusions:	None		

Welcome to modern living at its finest; where comfort, style, and convenience come together in this bright and airy townhouse. Boasting 1330 sq. ft. of living space, this thoughtfully designed home offers the perfect blend of modern finishes and everyday functionality. The open concept main floor is ideal for entertaining, featuring a spacious kitchen with quartz countertops, stainless steel appliances, and elegant designer fixtures; all overlooking the living and dining areas. Just off the main living space, step out onto your large deck, perfect for morning coffee or summer BBQs. Upstairs, you'll find three generously sized bedrooms, including a primary bedroom complete with a walk in closet and private ensuite. The additional two bedrooms are well appointed and share a beautiful four piece bathroom. The upper level also features a convenient laundry area with stackable washer and dryer, along with a dedicated office nook; ideal for those working from home. This home showcases quartz countertops, laminate flooring in the main living areas, and tile flooring in the bathrooms, creating a cohesive and modern look throughout. Additional highlights include a single attached garage and an unbeatable location close to South Health Campus, shops, restaurants, movie theatres, parks, and scenic pathways. Plus, enjoy quick access to the world's largest YMCA, offering amenities like a surf simulator, NHL-sized ice rink, climbing wall, and more. Don't miss this opportunity to own a move in ready home that truly has it all.