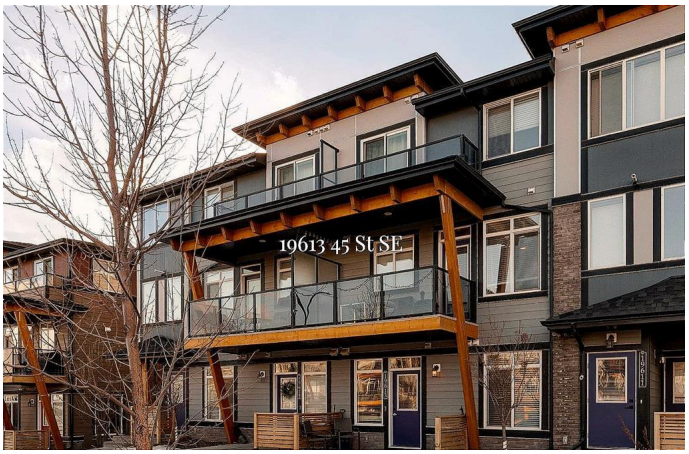
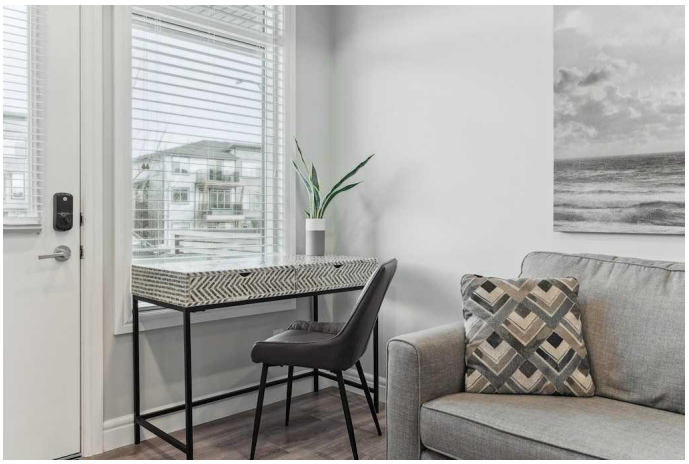
$259,900 - 19613 45 Street Se, Calgary

MLS® #A2216702

$259,900
1 Bedroom, 1.00 Bathroom, 517 sqft
Residential on 0.00 Acres

Seton, Calgary, Alberta





An amazing deal is waiting for you in this beautiful townhouse! 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 Setonâ€™s Urban District, this stylish and peaceful refuge is equally suited to first-time buyers and savvy investors having grossed over $32,000 in Airbnb revenue in 2024! 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 it all â€“ an affordable lifestyle in a desirable neighbourhood or a revenue generating investment. Either way, this property shows 11/10 and can be yours! The seller is also willing to sell the furnishings!

Ask us for more information. Please note that this property will be unavailable for showings when booked with guests. Please stay in touch with your realtor for the soonest availability.

Built in 2022

Essential Information

MLS® #	A2216702
Price	$259,900
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	1
Zoning	M-1

Listing Details

Listing Office	Coldwell Banker Mountain Central

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