

19625 45 Street SE  
Calgary, Alberta

MLS # A2163914



## \$280,000

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Stacked Townhouse		
<b>Size:</b>	509 sq.ft.	<b>Age:</b>	2022 (2 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>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 147
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** n/a

Stunning CORNER UNIT 1 Bedroom townhouse in Seton, SE Calgary! Perfect for a Young Family or Investor Discover the perfect blend of comfort and convenience in this beautifully maintained, nearly new 1-bedroom corner unit on the main floor of a sought-after community in Seton, SE Calgary. Ideal for a young family or as a fantastic investment opportunity for Airbnb or rental. \*\*\*virtual images used for furniture\*\*\* The spacious bedroom provides a cozy retreat, while the versatile den can easily serve as a home office or guest room. The modern kitchen is a chef's dream, featuring sleek quartz countertops and top-of-the-line stainless steel appliances, perfect for preparing your favorite meals. Located in a prime community, you'll be just steps away from the YMCA, shopping centers, and the South Health Campus Hospital, making daily life a breeze. Don't miss out on this exceptional property—schedule your viewing today!