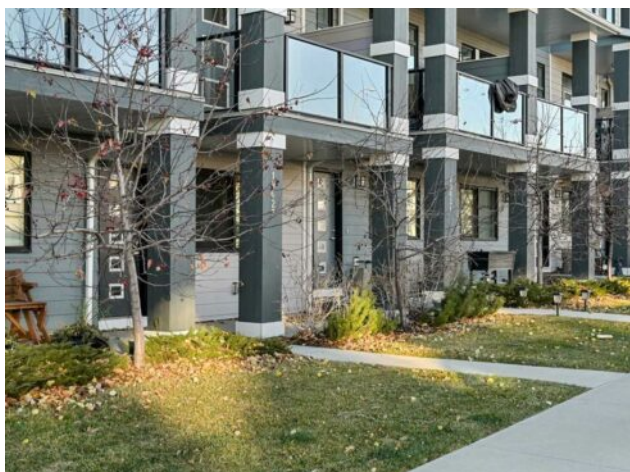


19623 42 Street SE  
Calgary, Alberta

MLS # A2178401



## \$500,000

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,277 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 277
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

**\*\*COME JOIN US AT OUR OPEN HOUSE THIS SATURDAY NOVEMBER 16 FROM 12-3PM\*\*** Calgary's Community Of The Year 2 Years In A Row! Welcome to this modern, beautifully designed three-story townhome with a double-tandem garage, situated in one of Calgary's most sought-after communities. This spacious unit is loaded with features you'll love, plus its steps away from the Seton YMCA, South Health Campus, and all the amenities that Seton has to offer. Plus **LOW CONDO FEES!** Main Floor Highlights: -Bright and Open Layout with 9 ft ceilings and expansive windows that fill the space with natural light. -Upgraded Kitchen featuring QUARTZ countertops, full-height cabinetry, and a stylish TILE backsplash, plus a large dining area perfect for entertaining. -Stunning Plank Flooring flows throughout the main level, enhancing the unit's warm, inviting atmosphere. -Private Balcony with open views and natural gas hookup, ideal for relaxing after a long day or hosting a BBQ on warm summer evenings. Upper Level: -Two Spacious Bedrooms each with walk-in closets and private ensuites. -Convenient Upstairs Laundry adds ease to your daily routine. Additional Perks: -Double Tandem Garage with extra storage! Prime Seton Location: Enjoy all the perks of the vibrant Seton neighborhood—walkable access to the South Health Campus, the MASSIVE Seton YMCA, a range of shopping and dining options, and quick access to major routes like Stoney and Deerfoot Trail. Seton residents will soon enjoy a 13,000-square-foot Homeowners Association facility next to a private park, exclusively designed for the community. This exciting space will feature a splash park, hockey rink, tennis courts, gardens, entertainment areas, and more—ideal for enhancing your lifestyle right at home.

Whether you're a savvy investor or a first-time buyer, this property is a fantastic opportunity you won't want to miss!