



THE
A-TEAM

**RE/MAX
FIRST**

20186 45 Street, Calgary T3M 3W4

MLS® #: **A2172525** Area: **Seton** Listing Date: **10/11/24** List Price: **\$534,900**
 Status: **Active** County: **Calgary** Change: **+\$11k, 19-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **1,948 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,267**
 Low Sqft:
 Ttl Sqft: **1,267**

DOM
53
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **2**
 Garage Sz: **0**

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Landscaped,Street Lighting,Rectangular Lot**
 Park Feat: **Gravel Driveway,Off Street,Parking Pad,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Vinyl Siding,Wood Frame,Wood Siding**
 Heating: **High Efficiency,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Flooring: **Carpet,Laminate,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Tankless Water Heater**
 Int Feat: **Breakfast Bar,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Smart Home,Storage,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`1" x 9`9"	Living Room	Main	12`1" x 12`0"
2pc Bathroom	Main	0`0" x 0`0"	Kitchen	Main	12`1" x 11`5"
Bedroom	Upper	8`4" x 9`6"	Bedroom	Upper	8`4" x 9`6"
Bedroom - Primary	Upper	11`0" x 11`0"	4pc Bathroom	Upper	0`0" x 0`0"
3pc Ensuite bath	Upper	0`0" x 0`0"	Laundry	Upper	0`0" x 0`0"

