



THE
A-TEAM

**RE/MAX
FIRST**

19654 42 Street, Calgary T3M3A7

MLS® #: **A2183937**

Area: **Seton**

Listing Date: **12/19/24**

List Price: **\$319,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **638**
Low Sqft:
Ttl Sqft: **638**

DOM

2
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **City Lot**
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Brick,Composite Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Granite Counters,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`9" x 4`11"	Bedroom	Main	10`3" x 9`7"
Kitchen	Main	7`9" x 13`2"	Living Room	Main	12`11" x 10`1"
Bedroom - Primary	Main	11`6" x 10`1"			

Legal/Tax/Financial

Condo Fee:
\$150

Title:
Fee Simple

Zoning:
M-1

Legal Desc: 1910808

Fee Freq:
Monthly

Remarks

Pub Rmks: **Welcome to 19654 42 Street SE, located in the fantastic community of Seton. The minute you step inside this 2-bedroom, 1-bath corner unit, you will notice numerous upgrades. The open-concept kitchen/living room with a breakfast bar is perfect for entertaining. The kitchen is fully equipped with Stainless steel appliances, granite countertops, and a large pantry. Two nice-sized bedrooms, a 4-piece bathroom, and in-suite full-size laundry complete the interior great unit. Enjoy the summer months BBQing on your west-facing patio. With all the amenities Seton has to offer, from shopping to recreation and entertainment, make sure to add this unit to your search. Book you private showing today.**

Inclusions: n/a
Property Listed By: **Paramount Real Estate Corporation**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





