



THE
A-TEAM

**RE/MAX
FIRST**

19606 42 Street, Calgary T3M 3A7

MLS®#: **A2185707**

Area: **Seton**

Listing Date: **01/06/25**

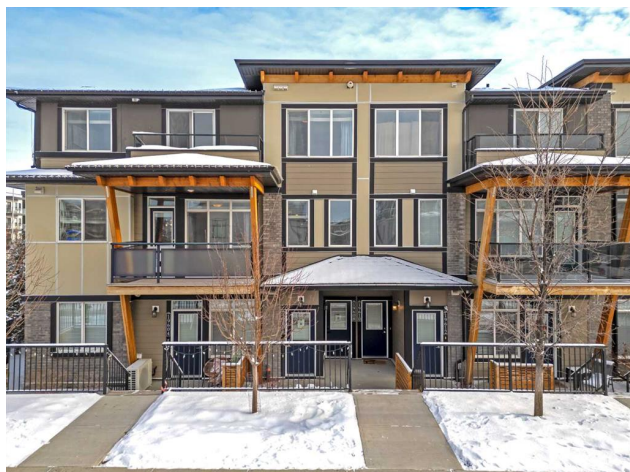
List Price: **\$490,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Other**
Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,396**
Low Sqft:
Ttl Sqft: **1,396**

DOM

26
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Stacked Townhouse**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Lighting,Rain Gutters**

Construction: **Concrete,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	7`1" x 12`2"	Bedroom - Primary	Upper	12`7" x 13`4"
Bedroom	Upper	16`3" x 11`5"	2pc Bathroom	Main	4`10" x 4`10"
Kitchen	Main	15`1" x 7`8"	3pc Bathroom	Upper	8`1" x 5`2"
4pc Ensuite bath	Upper	8`2" x 4`11"	Living Room	Main	15`7" x 15`4"
Furnace/Utility Room	Upper	3`3" x 3`8"	Walk-In Closet	Upper	11`0" x 6`10"

Condo Fee:
\$245

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1910808**

Remarks

Pub Rmks: **Welcome to the Ferrera by Rohit Homes; a beautifully designed former showhome in Calgary's award-winning Seton community. This rare opportunity offers a completely move-in ready townhome, complete with all furniture, accessories, art, and window treatments included, so you can settle in effortlessly! This thoughtfully crafted 2-bedroom plan features walk-in closets in both bedrooms and boasts two private balconies - one on the main floor and another on the upper level - perfect for enjoying your morning coffee or unwinding in the evening. The main floor is warm and inviting, with an open-concept layout that flows seamlessly from the stylish kitchen to the cozy living room, highlighted by a charming fireplace. Upstairs, the primary bedroom is a peaceful retreat with a spacious walk-in closet, while the second bedroom offers versatility for guests, a home office, or anything else you need. Located in Seton, Calgary's "Heart of the South", this home gives you access to an unparalleled lifestyle. Walk to the 365-acre Urban District with its restaurants, shopping, and hotel, or enjoy the nearby South Health Campus and world's largest YMCA, featuring ice rinks, pools, fitness centers, and a library. With a high school already established and more schools planned, Seton is perfect for families, professionals, and investors alike. This showhome is not only a reflection of exquisite design but also of convenience and comfort. Contact us today to schedule your private tour and make the Ferrera your new home!**

Inclusions:
Property Listed By: **All furniture, accessories, art and window treatments are included
eXp Realty**

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



