



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20218 45 Street, Calgary T3M 3W3**

MLS® #: **A2186702**      Area: **Seton**      Listing Date: **01/09/25**      List Price: **\$534,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **1,948 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,268**  
 Low Sqft:  
 Ttl Sqft: **1,268**

DOM  
**23**  
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,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"

