



THE
A-TEAM

**RE/MAX
FIRST**

20222 45 Street, Calgary T3M 3W3

MLS®#: **A2186707** Area: **Seton** Listing Date: **01/09/25** List Price: **\$558,900**
 Status: **Pending** 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: **2,400 sqft**
 Lot Shape:

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,Front Yard,Landscaped,Street Lighting,Rectangular Lot**
 Park Feat: **Gravel Driveway,Off Street,Side By Side,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate,Vinyl**
 Water Source:
Public
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Tankless Water Heater**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Smart Home,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

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

