



THE A-TEAM

RE/MAX FIRST

19623 42 Street, Calgary T3M 3A6

MLS@#: A2186989 Area: Seton Listing: 01/16/25 List Price: \$470,000
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: 75 sqft
Lot Shape:

DOM
5
Layout
Beds: 2 (2)
Baths: 2.5 (2 1)
Style: 3 Storey

Access:
Lot Feat: Low Maintenance Landscape, Rectangular Lot
Park Feat: Double Garage Attached

Parking
Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: None
Construction: Composite Siding, Concrete, Stucco, Wood Frame
Flooring: Carpet, Laminate
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Int Feat: Breakfast Bar, Built-in Features, Open Floorplan, Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Foyer, Living Room, Dining Room, etc. with their respective levels and dimensions.

Condo Fee:
\$290

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1910315**

Remarks

Pub Rmks: **Calgary's Community Of The Year 2 Years In A Row! Welcome to this modern, beautifully designed three-story townhome with a DOUBLE-tandem garage, situated in one of Calgary's most sought-after communities. This spacious unit is loaded with features you'll love, plus its steps away from the Seton YMCA, South Health Campus, and all the amenities that Seton has to offer. Plus LOW CONDO FEES! Main Floor Highlights: -Bright and Open Layout with 9 ft ceilings and expansive windows that fill the space with natural light. -Upgraded Kitchen featuring QUARTZ countertops, full-height cabinetry, Stainless Steel Appliances, plus a large dining area perfect for entertaining. -Stunning Plank Flooring flows throughout the main level, creating a warm and inviting atmosphere. -Private Balcony with open views and natural gas hookup, ideal for relaxing after a long day or hosting a BBQ on warm summer evenings. Upper Level: -Two Spacious Bedrooms each with WALK-IN closets and private ENSUITE Bathrooms. -Convenient Upstairs FULL Sized Washer & Dryer adds ease to your daily routine. Additional Perks: -Double Tandem Garage with extra storage! Prime Seton Location: Enjoy all the perks of the vibrant Seton neighborhood—walkable access to the South Health Campus, the MASSIVE Seton YMCA, a range of shopping and dining options, and quick access to major routes like Stoney and Deerfoot Trail. Seton residents will soon enjoy a 13,000-square-foot Homeowners Association facility next to a private park, exclusively designed for the community. This exciting space will feature a splash park, hockey rink, tennis courts, gardens, entertainment areas, and more—ideal for enhancing your lifestyle right at home. Whether you're a savvy investor or a first-time buyer, this property is a fantastic opportunity you won't want to miss!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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









