

19613 45 Street, Calgary T3M 3A7

MLS® #: **A2188642** Area: **Seton** Listing Date: **01/18/25** List Price: **\$284,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 29-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2022**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat: **Other**
 Park Feat: **Stall,Titled**

Finished Floor Area
 Abv Sqft: **469**
 Low Sqft:
 Ttl Sqft: **469**

DOM

14
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Composite Siding,Wood Frame**
 Heating: **Baseboard** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Ext Feat: **Other** Water Source: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		Bedroom	Main	9`4" x 11`1"
Kitchen	Main	14`7" x 9`3"	Living Room	Main	10`1" x 11`7"

Legal/Tax/Financial

Condo Fee: **\$146** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq:

Legal Desc:

1910808

Monthly

Remarks

Pub Rmks:

WOW! A huge price adjustment of over \$15,000! You can't even come close to this value with TITLED PARKING any where else in Seton! Proudly presenting 19613 45 St SE in the heart of Seton. This stunning unit is exceptionally well-maintained and presents like new without the GST. Located within walking distance to the numerous amenities of Seton's Urban District, this stylish and peaceful refuge is equally suited to first-time buyers and savvy investors having grossed over \$32,000 in Airbnb revenue in 2024! The thoughtful design boasts an open-concept layout and calming colour palette. Warm luxury vinyl plank floors add warmth to the comfortable living space and well-appointed kitchen featuring two-toned cabinetry, stainless steel appliances, quartz counter tops, pantry and peninsula with seating for 3. The generous-sized bedroom easily accommodates a queen size bed and end tables while the bathroom boasts a quartz vanity top and deep soaker tub. Other notable highlights of this lovely property include: 1) Titled Parking, 2) In-suite laundry, 3) Plentiful Storage, and 4) AFFORDABLE CONDO FEES!! Amenity rich Seton has been awarded Community of the Year designed with an urban living plan and walkability to the YMCA, grocery stores, restaurants, the South Health Campus, cinemas, transit and more! This jewel box property offers it all - an affordable lifestyle in a desirable neighbourhood or a revenue generating investment. Either way, this property shows 11/10 and won't last long! Please note that this property will be unavailable for showings when booked with guests. Please stay in touch with your realtor for the soonest availability.

Inclusions:

**Door keypad, TV and wall mount.
Coldwell Banker Mountain Central**

Property Listed By:

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







