

# \$274,900 - 19615 45 Street Se, Calgary

MLS® #A2199539

**\$274,900**

1 Bedroom, 1.00 Bathroom, 455 sqft  
Residential on 0.00 Acres

Seton, Calgary, Alberta

Proudly presenting 19615 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 \$29,000 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 bright 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.

Built in 2022

### Essential Information

MLS® #	A2199539
Price	\$274,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	455
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	19615 45 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3A7

### Amenities

Amenities	Other
Parking Spaces	1
Parking	Stall, Titled

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 5th, 2025
Days on Market	30
Zoning	M-1

## Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.