



19641 48 Street SE  
Calgary, Alberta

MLS # A2302825

**\$435,000**



<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,342 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 253
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry		

**Inclusions:** N/A

3 BEDROOMS | 2.5 BATHROOMS | DOUBLE ATTACHED CAR GARAGE | SETON | IDEAL FOR SHORT TERM & LONG TERM RENTAL | OPEN HOUSE SUNDAY MAY 3, 3 &ndash; 6PM Welcome to this bright and beautifully designed townhouse in the vibrant community of Seton, offering 1,342 sq. ft. of modern, functional living space. From the moment you step inside, you'll be greeted by an open-concept main floor flooded with natural light &mdash; perfect for everyday living and entertaining alike. The stylish kitchen features quartz countertops, stainless steel appliances, and designer fixtures, all flowing seamlessly into the living and dining areas. Elegant finishes throughout include laminate flooring in the main living areas, tiled bathroom floors, and a sophisticated New Nordic-inspired interior that strikes the perfect balance between warmth and contemporary design. Upstairs, the spacious primary suite offers a walk-in closet and a full ensuite, while two additional well-sized bedrooms share a beautifully appointed main bathroom. A convenient half bath on the main floor rounds out this thoughtfully laid-out home. The double attached garage provides ample storage and parking, a rare and practical bonus in townhouse living. Enjoy unmatched privacy with no neighbouring windows looking directly into your home, offering a serene and comfortable retreat. Located just steps from South Health Campus, shopping, restaurants, theatres, parks, and scenic pathways &mdash; and minutes from the world's largest YMCA featuring a surf simulator, NHL-sized ice rink, climbing wall, and more. This stunning Seton home is perfectly positioned for short term rental income. This is modern Seton living at its finest.