



GRASSROOTS
REALTY GROUP

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19637 48 Street SE
Calgary, Alberta

MLS # A2312350



\$439,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,334 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 251
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Built in 2023, this modern 3-bedroom townhouse is located in the centre of Seton, south of Calgary. Inside, you'll find a modern open concept kitchen with quartz countertops and stainless steel appliances. The home offers 2 full bathrooms plus an extra guest washroom. Upstairs, there are three well-sized bedrooms, including a master suite with a full en suite and walk-in closet. , Central AC, It comes with a single attached garage, with lots of street parking available. This home offers great privacy, not a single window faces another unit. This home is great for small families or as an investment property. The location is very convenient, steps from the YMCA, the Calgary Public Library, South Health Campus, schools, playing grounds, parks, and unlimited shopping and restaurant options.. Live in style and comfort, right here in Seton.