



GRASSROOTS
REALTY GROUP

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19825 45 Street SE
Calgary, Alberta

MLS # A2349353

\$499,900

Division:	Seton		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,491 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Rectangular Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Smart Home, Tankless Hot Water, Track Lighting, Walk-In Closet(s)		
Inclusions:	None		

As an end unit, you get something most townhomes at this price point can't offer, a single shared wall, and a corner feel that you notice the moment you walk in. You own the land, you pay no condo fees, and you're covered by the remaining Alberta New Home Warranty. On the main floor, you've got LVP throughout, easy to live on, easy to keep clean, with a kitchen, dining area, and living space that flow naturally together. A 2pc bath and mud room handle the everyday practicalities. Upstairs, your primary bedroom is a real one: 16'6" x 11'3" with a walk-in closet and a private 3pc ensuite. Two more bedrooms, a full 4pc bath, and upper-level laundry round out the floor. The unfinished basement gives you 634 sq ft to grow into: gym, office, rec room, and a bathroom already roughed in so you're not starting from scratch when you're ready. Outside, the landscaping is complete, plus a new concrete patio for easier outdoor living. Your utility costs are working in your favour from day one: 10 solar panels, a tankless hot water system, and a high-efficiency furnace mean you spend less on the basics every month. Step outside and you're minutes from the YMCA, South Health Campus, Cineplex VIP, the public library, and a full strip of restaurants and shopping. Contact your REALTOR® today to book your private showing.