

# \$526,900 - 19852 45 Street Se, Calgary

MLS® #A2235448

**\$526,900**

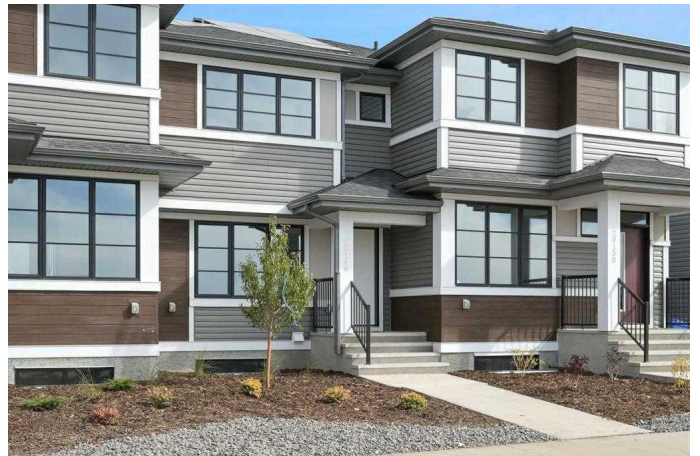
3 Bedroom, 3.00 Bathroom, 1,504 sqft  
Residential on 0.06 Acres

Seton, Calgary, Alberta

**\*PREMIER TOWN HOME**

**COLLECTION\*BEAUTIFUL JAYMANBUILT  
NEW HOME\*SOLAR & SMART TECH\*NO  
CONDO FEES\*PARKING FOR 2 CARS\*SIDE**

**ENTRANCE\***This lovely 2 story townhouse features a nice open floor plan that flows smoothly into the modern kitchen with a centralized flush eating bar, Elegant white QUARTZ counters, full pantry, Stainless Steel WHIRLPOOL appliances that includes a 25 cu ft French Door Refrigerator with icemaker, Broan Power Pack hood fan with shroud, built-in Panasonic microwave with trim kit and upgraded slide in glass top stove. As well as a convenient half bath + nice back entry! The 2nd level offers a Master Suite with a private 3 piece en suite with sliding glass door shower & walk-in closet along with 2 additional spacious bedrooms & a full 4 piece main bath. Bonus: Upper Laundry room! The unfinished basement provides roughed in plumbing & an opportunity for you to create & finish your ideal additional living space. Beautiful interior selections that include a silgranite sink & soft close drawers. Other upgrades include 7x4 rear deck, Fully fenced and landscaped, QUARTZ counters tops in kitchen and bathrooms, Triple Pane Windows, 10 solar panels, BuiltGreen Canada Standard with an EnerGuide rating, UV-C ultraviolet light air purification system, high efficiency furnace with Merv 13 filters & HRV unit, Navien-Brand tankless hot water heater, raised 9ft ceiling height in Living Room and Smart Home



Technology Solutions. Enjoy living in this beautiful new community with nature as your back drop and trails within steps of your brand new Jayman BUILT Home. South Health Campus, World's largest YMCA, Cineplex and shopping all close by. Seton, a vibrant Southeast community that has everything you need to live, work and play. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime.

Built in 2024

### Essential Information

MLS® #	A2235448
Price	\$526,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,504
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	19852 45 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 4B9

### Amenities

Amenities	Park, Picnic Area, Playground
Parking Spaces	2

Parking Gravel Driveway, Off Street, Side By Side, Stall

## Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater

Heating High Efficiency, Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

## Exterior

Exterior Features Private Yard

Lot Description Back Lane, Front Yard, Landscaped, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed June 27th, 2025

Days on Market 83

Zoning R-G

HOA Fees 375

HOA Fees Freq. ANN

## Listing Details

Listing Office Jayman Realty Inc.

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