\$669,627 - 19832 44 Street Se, Calgary

MLS® #A2238347

\$669,627

3 Bedroom, 3.00 Bathroom, 1,140 sqft Residential on 0.06 Acres

Seton, Calgary, Alberta

The beautiful York built by Brookfield Residential offers Bungalow living with countless upgrades throughout in the sought-after community of Seton. Featuring 3 bedrooms, 3.5 bathrooms and nearly 2,000 square feet living space over two levels, this home is the perfect fit for those looking to downsize without compromise. The bright and open main living area is designed with entertaining in mind. The soaring 10' ceilings create a bright and inviting space all year round. The expansive ~19'x12' front great room has windows overlooking the front yard and has a central gas fireplace for cozy winter nights. The gourmet kitchen has been upgraded to include a chimney hood fan, gas cooktop, and a built-in oven & microwave for added convenience to everyday living. The kitchen has a wall of pantry storage with ample space for food and appliances. A large primary suite, spanning nearly 12'x13' is complete with a large ensuite that has dual sinks, a tiled walk-in shower, soaker tub and a walk-in closet. The 2pc guest bathroom, laundry space and mud room complete the main level of this home. Upgraded iron spindle railing leads to the lower level which is fully developed and includes a large rec room, 2 bedrooms with walk-in closets and a full bathroom. The central living area is the perfect rec room and separates the two guest bedrooms. The backyard is the optimal space to capture sunshine and entertain all summer long. This beautiful brand new bungalow offers







peace of mind with builder warranty + Alberta New Home Warranty. Move in this summer and start enjoying single level living in one of Calgary's most desired communities with countless amenities just steps away!

Built in 2025

Essential Information

MLS® # A2238347 Price \$669,627

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,140 Acres 0.06 Year Built 2025

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 19832 44 Street Se

Subdivision Seton
City Calgary
County Calgary
Province Alberta
Postal Code T3M 4B8

Amenities

Amenities Other Parking Spaces 2

Parking Parking Pad

Interior

Interior Features Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows,

Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range

Hood, Refrigerator, Washer

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

Exterior

Exterior Features Other

Lot Description Back Lane, Back Yard, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 8th, 2025

Days on Market 88

Zoning R-G

HOA Fees 375

HOA Fees Freq. ANN

Listing Details

Listing Office Charles

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