

\$293,500 - 19647 45 Street Se, Calgary

MLS® #A2138027

\$293,500

1 Bedroom, 1.00 Bathroom, 454 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to this charming single-level END UNIT townhouse in the heart of Seton, Calgary — where convenience meets comfort! This inviting one-bedroom, one-bathroom unit is ideally situated near essential amenities, making it a perfect choice for a variety of lifestyles. Whether you're a first-time buyer seeking a cozy and manageable space, a hospital worker desiring proximity to your workplace, or an investor looking for a lucrative opportunity, this property has something for everyone. The location of this townhouse is truly unbeatable. Just a short distance away, you'll find the South Health Campus, offering quick access to medical facilities and healthcare services. For your everyday essentials, the nearby Superstore ensures your grocery shopping is a breeze. When it comes to entertainment, the Cineplex is just around the corner, providing the latest movies for your enjoyment. Additionally, the area boasts a plethora of shopping options, from boutique stores to major retail outlets, ensuring all your shopping needs are met. Imagine the ease and convenience of having all these amenities within reach. The townhouse's strategic location allows you to experience a lifestyle where everything you need is just moments away. The well-maintained unit itself exudes a welcoming atmosphere, blending functionality with style. The living area is designed to maximize space and comfort, creating a perfect environment for relaxation and everyday living. The kitchen is



equipped with modern appliances, offering both efficiency and a touch of elegance. The bedroom is a tranquil retreat, providing ample space for rest and relaxation. The bathroom is well-appointed, featuring contemporary fixtures and finishes. Every detail in this unit has been thoughtfully designed to ensure a comfortable and enjoyable living experience. For investors, this property presents an exceptional opportunity. The allowance for short-term rentals, such as Airbnb, opens the door to a potentially lucrative investment. The demand for short-term accommodations in this area is high, given its proximity to major attractions and amenities. Whether you're looking to expand your real estate portfolio or seeking a property that can generate additional income, this townhouse is a wise choice. Beyond the unit itself, Seton is a vibrant and growing community. Known for its excellent amenities, green spaces, and friendly atmosphere, it's a place where residents can enjoy a high quality of life. The community is well-connected, with easy access to public transportation and major roadways, making commuting and travel convenient. Seize this opportunity to own a piece of Seton, Calgary – a residence that not only provides a comfortable living space but also offers excellent investment potential. Don't miss out on the chance to be part of this dynamic and thriving community. Make this vibrant townhouse your new home, and enjoy a lifestyle where convenience, comfort, and opportunity converge.

Built in 2022

Essential Information

MLS® #	A2138027
Price	\$293,500
Sold Price	\$282,000

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	454
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	19647 45 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0M2

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	BBQ gas line
Lot Description	Level, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2024
Date Sold	June 29th, 2024
Days on Market	24
Zoning	M-1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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