



19617 45 Street SE, Calgary, Alberta - \$424,900



Main Photo

Property Description

Welcome to this beautiful and modern 3-bedroom, 2.5-bathroom townhouse offering a thoughtfully designed layout with stylish finishes and everyday convenience. The main floor features 9-foot ceilings and an open-concept design connecting the kitchen, dining, and living areas. The kitchen is outfitted with quartz countertops, stainless steel appliances, and a large kitchen island — perfect for preparing meals or gathering with friends. A conveniently located half bath adds functionality to the main level. Large windows bring in plenty of natural light, and just off the living room, a private balcony offers a great spot to enjoy your morning coffee or summer evenings. Upstairs, the primary bedroom serves as a private retreat, complete with a walk-in closet, 4-piece ensuite, and its own private balcony. Two additional bedrooms share a full 4-piece bathroom, while a built-in desk nook and upper-level laundry provide added convenience. The home also features a single attached garage for secure parking and extra storage. Located just minutes from the South Health Campus, Seton YMCA, shopping, restaurants, schools, parks,

and future HOA amenities, this is a fantastic opportunity to own in a well-connected, fast-growing community. With easy access to Deerfoot and Stoney Trail, everything you need is close at hand.

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