



19617 45 Street Calgary Alberta

\$445,000

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. (id:6769)

Primary Bedroom 12.83 Ft x 9.50 Ft

Other 5.42 Ft x 4.83 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Bedroom 10.67 Ft x 8.92 Ft

Bedroom 10.67 Ft x 8.83 Ft

Laundry room 3.83 Ft x 3.75 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Other 13.00 Ft x 3.00 Ft

Living room/Dining room 16.00 Ft x 11.25 Ft

Kitchen 13.00 Ft x 9.00 Ft

Other 5.50 Ft x 2.92 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Furnace 5.33 Ft x 3.50 Ft

Other 12.50 Ft x 6.83 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX
RE/MAX REAL ESTATE
(CENTRAL)

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net