



19639 45 Street Calgary Alberta

\$424,900

Welcome to modern living at its finest; where comfort, style, and convenience come together in this bright and airy townhouse. Boasting 1330 sq. ft. of living space, this thoughtfully designed home offers the perfect blend of modern finishes and everyday functionality. The open concept main floor is ideal for entertaining, featuring a spacious kitchen with quartz countertops, stainless steel appliances, and elegant designer fixtures; all overlooking the living and dining areas. Just off the main living space, step out onto your large deck, perfect for morning coffee or summer BBQs. Upstairs, you'll find three generously sized bedrooms, including a primary bedroom complete with a walk in closet and private ensuite. The additional two bedrooms are well appointed and share a beautiful four piece bathroom. The upper level also features a convenient laundry area with stackable washer and dryer, along with a dedicated office nook; ideal for those working from home. This home showcases quartz countertops, laminate flooring in the main living areas, and tile flooring in the bathrooms, creating a cohesive and modern look throughout. Additional highlights include a single attached garage and an unbeatable location close to South Health Campus, shops, restaurants, movie theatres, parks, and scenic pathways. Plus, enjoy quick access to the world's largest YMCA, offering amenities like a surf simulator, NHL-sized ice rink, climbing wall, and more. Don't miss this opportunity to own a move in ready home that truly has it all. (id:6769)

Primary Bedroom 13.42 Ft x 9.58 Ft

Other 5.42 Ft x 4.83 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft

Bedroom 13.08 Ft x 8.92 Ft

Bedroom 13.08 Ft x 9.00 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Laundry room 3.75 Ft x 3.75 Ft

Kitchen 13.00 Ft x 8.25 Ft

Living room 16.08 Ft x 11.42 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Furnace 5.42 Ft x 3.50 Ft

Other 5.42 Ft x 3.50 Ft

Listing Presented By:



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RE/MAX Real Estate (Mountain View)

<https://lynnphillips.remaxmntnview.ca/>



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