



# 19606 42 Street Calgary Alberta

\$490,000

Welcome to the Ferrera by Rohit Homes; a beautifully designed 1,554 sq. ft. former showhome in Calgary's award-winning Seton community. This rare opportunity offers a completely move-in ready townhome, complete with all furniture, accessories, art, and window treatments included, so you can settle in effortlessly! This thoughtfully crafted 2-bedroom plan features walk-in closets in both bedrooms and boasts two private balconies - one on the main floor and another on the upper level - perfect for enjoying your morning coffee or unwinding in the evening. The main floor is warm and inviting, with an open-concept layout that flows seamlessly from the stylish kitchen to the cozy living room, highlighted by a charming fireplace. Upstairs, the primary bedroom is a peaceful retreat with a spacious walk-in closet, while the second bedroom offers versatility for guests, a home office, or anything else you need. Located in Seton, Calgary's "Heart of the South", this home gives you access to an unparalleled lifestyle. Walk to the 365-acre Urban District with its restaurants, shopping, and hotel, or enjoy the nearby South Health Campus and world's largest YMCA, featuring ice rinks, pools, fitness centers, and a library. With a high school already established and more schools planned, Seton is perfect for families, professionals, and investors alike. This showhome is not only a reflection of exquisite design but also of convenience and comfort. Contact us today to schedule your private tour and make the Ferrera your new home! (id:6769)

Dining room 7.08 Ft x 12.17 Ft  
 2pc Bathroom 4.83 Ft x 4.83 Ft  
 Kitchen 15.08 Ft x 7.67 Ft  
 Living room 15.58 Ft x 15.33 Ft  
 Primary Bedroom 12.58 Ft x 13.33 Ft

Bedroom 16.25 Ft x 11.42 Ft  
 3pc Bathroom 8.08 Ft x 5.17 Ft  
 4pc Bathroom 8.17 Ft x 4.92 Ft  
 Furnace 3.25 Ft x 3.67 Ft  
 Other 11.00 Ft x 6.83 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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