



19623 42 Street Calgary Alberta

\$470,000

****COME JOIN US AT OUR OPEN HOUSE THIS FRIDAY JANUARY 17 FROM 5-8PM, SATURDAY JANUARY 18 FROM 12-3PM AND SUNDAY JANUARY 19 FROM 12-4PM**** Calgary's Community Of The Year 2 Years In A Row! Welcome to this modern, beautifully designed three-story townhome with a DOUBLE-tandem garage, situated in one of Calgary's most sought-after communities. This spacious unit is loaded with features you'll love, plus its steps away from the Seton YMCA, South Health Campus, and all the amenities that Seton has to offer. Plus LOW CONDO FEES! Main Floor Highlights:-Bright and Open Layout with 9 ft ceilings and expansive windows that fill the space with natural light.-Upgraded Kitchen featuring QUARTZ countertops, full-height cabinetry, Stainless Steel Appliances, plus a large dining area perfect for entertaining.-Stunning Plank Flooring flows throughout the main level, creating a warm and inviting atmosphere.-Private Balcony with open views and natural gas hookup, ideal for relaxing after a long day or hosting a BBQ on warm summer evenings.Upper Level:-Two Spacious Bedrooms each with WALK-IN closets and private ENSUITE Bathrooms.-Convenient Upstairs FULL Sized Washer & Dryer adds ease to your daily routine.Additional Perks:-Double Tandem Garage with extra storage!Prime Seton Location: Enjoy all the perks of the vibrant Seton neighborhood--walkable access to the South Health Campus, the MASSIVE Seton YMCA, a range of shopping and dining options, and quick access to major routes like Stoney and Deerfoot Trail. Seton residents will soon enjoy a 13,000-square-foot Homeowners Association facility next to a private park, exclusively designed for the community. This exciting space will feature a splash park, hockey rink, tennis courts, gardens, entertainment areas, and more--ideal for enhancing your lifestyle right at home. Whether you're a savvy investor or a first-time buyer, this property i...

Primary Bedroom 3.33 M x 3.20 M

Other 3.41 M x .97 M

3pc Bathroom 2.41 M x 2.08 M

Bedroom 3.30 M x 3.15 M

Other 1.91 M x 1.02 M

Foyer 3.05 M x .99 M

Furnace 2.44 M x .99 M

Living room 4.29 M x 3.35 M

Kitchen 5.03 M x 2.62 M

Dining room 3.20 M x 2.74 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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4pc Bathroom 2.26 M x 2.08 M

2pc Bathroom 1.52 M x 1.47 M

Laundry room 1.02 M x .94 M