19637 45 Street SE

Calgary | Active | MLS® A2358066

$220,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2021**	**495 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Canyon Creek

A closer look

Imagine leaving your car parked all weekend because your morning coffee spot, grocery store, favourite local restaurant, the world's largest YMCA, and the South Health Campus are all just a short walk down the sidewalk. Situated right in the heart of Seton's urban district, this ground-level 1-bedroom, 1-bathroom townhome delivers all the energy of one of Southeast Calgary's most walkable communities without the typical condo headaches. Because your front door opens directly to the street, you never have to wait on a slow elevator, haul heavy grocery bags down endless hallways, or navigate a lobby just to take your dog out for a quick walk. Step inside and you are greeted by an open, inviting layout filled with warm morning sun from its East-facing exposure, pairing durable vinyl plank flooring with upgraded designer lighting throughout. The kitchen is thoughtfully designed for real cooking and storage, featuring sleek quartz countertops, plenty of cabinetry, a dedicated formal pantry, and an eat-in island that overlooks the living room so you stay connected while hosting or relaxing. Tucked away for privacy, the bedroom features a large window that pulls in plenty of natural light alongside a great closet with generous storage. The sleek 4-piece bathroom showcases clean, modern finishings, and a dedicated laundry room with in-suite laundry adds everyday practicality and extra storage space. Complete with your own designated titled parking stall right outside and quick access to both Deerfoot Trail and Stoney Trail for an easy drive downtown, to the airport, or out to the mountains, this Seton townhome is an effortless place to call home, whether you work nearby at the hospital, are buying your very first place, or want a smart, low-maintenance home base!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358066
Bedrooms	1
Bathrooms	1
Year Built	2021
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Bungalow
Total Living Area:	495 sq. ft.
Condo Fee:	$146.45
Condo Fee Includes:	Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Front Exposure:	East
Floor Location:	Ground
Entry Level:	1
Levels:	One
End Unit:	2+ Common Walls
Total Rooms Above Grade:	2
Year built:	2021 (Age: 5)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1910808
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Five Plus

Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall, Titled
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
HOA Fee:	$375.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Seton
Amenities:	Visitor Parking
Appliances:	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Inclusions:	None
Restrictions:	Board Approval, Pets Allowed
Pets Allowed:	Yes
Main Floor	Bedroom · 11'1" × 9' ·
Main Floor	Kitchen · 14'5" × 8'6" ·
Main Floor	Laundry · 6'2" × 3'10" ·
Main Floor	Pantry · 4'1" × 2'6" ·
Main Floor	Furnace/Utility Room · 3'10" × 2'7" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Kitchen Island, Pantry, Stone Counters
Exterior Features:	None
Patio And Porch Features:	Front Porch
Lot Features:	Other
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-1
Listed Date:	Nov 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/19637-45-street-se-calgary-a2358066/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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