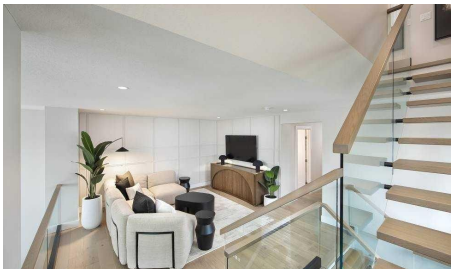
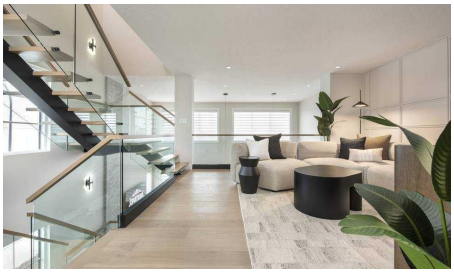
19757 44 Street SE

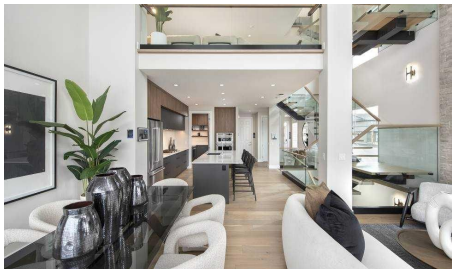
Calgary | Active | MLS® A2326177

$1,099,900









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2025**	**2,485.85 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Jayman Realty Inc.

A closer look

** VERIFIED Jayman BUILT Show Home! ** Great & rare real estate investment opportunity ** Start earning money right away ** Jayman BUILT will pay you $$$ per month to use this home as their full-time show home ** PROFESSIONALLY DECORATED with all of the bells and whistles.**BEAUTIFUL SHOW HOME**Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "RUNDLE" SHOW HOME located in the up and coming community of Seton. A lovely neighborhood welcomes you into over 2400+sqft of above grade living space featuring stunning craftsmanship and thoughtful design packaged in an amazing THREE STOREY HOME! Offering a unique open floor plan boasting a stunning GOURMET kitchen with a beautiful central island with flush eating bar & sleek built-in KitchenAid appliances with an enclosed SPICE KITCHEN. An open to above great room and dining room offer you an expansive feeling with the addition of a stunning open-riser staircase with glass railings. The electric feature fireplace and the soaring great room ceiling and over sized windows elevate this home to stand out above all others. The second level boasts a spacious Bonus Room with glass railing, two secondary bedrooms each with their very own en suite and walk-in closets and a convenient laundry room and linen closet. The third level offers the most spacious Primary Suite with sliding glass patio door to a 24x11 rear balcony complimented with a 5-piece en suite featuring dual vanities, freestanding tub and a curbless tiled shower. The FULLY FINISHED lower level includes a guest room with walk-in closet, full bath and generous rec room with wet bar. Not to mention your Jayman home offers Smart Home Technology Solutions, Core Performance with TEN SOLAR PANELS, BuiltGreen Canada Standard, with an EnerGuide Rating, UV-C Ultraviolet Light Air Purification System, High Efficiency Furnace with Merv 13 Filters & HRV Unit, Navien-Brand tankless hot water heater and triple pane windows. Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime. Welcome Home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2326177
Bedrooms	4
Bathrooms	5
Year Built	2025
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	2,485.85 sq. ft.
Main Level Finished Area:	914.04 sq. ft.
Upper Level Finished Area:	1,571.81 sq. ft.
Below Grade Finished Area:	780.33 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,068 sq. ft.
Lot Frontage:	14'1"
Front Exposure:	Northeast
Unit Exposure:	Northeast
Entry Level:	1
Stories Total:	0
Levels:	Three Or More
Total Rooms Above Grade:	7
Year built:	2025 (Age: 1)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	2
Plan:	2412418
Electricity:	Solar Panel Seller Owned

Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
Builder:	Jayman BUILT
New Constr.:	Yes
Construction Material:	Veneer, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	0
Water Supply:	Public
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Enclosed, Front Drive, Garage Door Opener
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$430.00
City Quadrant:	Southeast
Community:	Seton
Amenities:	None
Appliances:	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer
Inclusions:	N/A

Restrictions:	Restrictive Covenant-Building Design/Size
Main Floor	Kitchen · 14' × 11' ·
Main Floor	Dining Room · 12'6" × 10' ·
Main Floor	Living Room · 12'11" × 12'8" ·
Main Floor	Spice Kitchen · 10'1" × 5' ·
2nd Floor	Bedroom · 15'3" × 8'6" ·
2nd Floor	Bedroom · 12'1" × 9' ·
2nd Floor	Laundry · 7'10" × 6'6" ·
2nd Floor	Bonus Room · 14'5" × 14'4" ·
2nd Floor	Walk-In Closet · 6'1" × 5'8" ·
2nd Floor	Walk-In Closet · 5'9" × 5'1" ·
3rd Floor	Bedroom - Primary · 16'3" × 15'11" ·
3rd Floor	Walk-In Closet · 7'5" × 7'1" ·
Basement	Game Room · 14'3" × 14'3" ·
Basement	Bedroom · 12' × 10'6" ·
Basement	Walk-In Closet · 7'7" × 5'4" ·
Basement	Other · 8'6" × 8'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Corner Lot, Landscaped, Zero Lot Line
Num. of Parcels:	0
Fencing:	None

Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Jul 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/19757-44-street-se-calgary-a2326177/

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

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.