19765 45 Street SE

Calgary | Active | MLS® A2326183

$499,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2025**	**1,267 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 "BRADY" SHOW HOME located in the up and coming community of Seton. *PREMIER TOWN HOME COLLECTION WITH SOLAR & SMART TECH*NO CONDO FEES*PARKING FOR 2 CARS* This lovely 2 story townhouse features a nice open floor plan that flows smoothly into the modern kitchen with a centralized flush eating bar, Elegant Polaire QUARTZ counters, full pantry, Stainless Steel WHIRLPOOL appliances that includes a standard depth refrigerator with internal water icemaker, Broan Power Pack built-in hood fan, built-in Panasonic microwave with trim kit and upgraded slide in smooth top stove. As well as a convenient half bath + nice back entry! The 2nd level offers a Primary Suite with a private 3 piece en suite with sliding glass door & walk-in closet along with 2 additional spacious bedrooms & a full 4 piece main bath. Bonus: Upper Laundry room! The unfinished basement provides roughed in plumbing & an opportunity for you to create & finish your ideal additional living space. Beautiful interior selections that include a silgranite sink & soft close drawers. Other upgrades include 4x4 rear landing with concrete patio, Fully fenced and landscaped, QUARTZ counters tops in kitchen and bathrooms, Triple Pane Windows, 10 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 Smart Home Technology Solutions. Enjoy living in this beautiful new community with nature as your back drop and trails within steps of your brand new Jayman BUILT Home. South Health Campus, Cineplex and shopping all close by. Welcome Home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2326183
Bedrooms	3
Bathrooms	3
Year Built	2025
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,267 sq. ft.
Main Level Finished Area:	620.5 sq. ft.
Upper Level Finished Area:	646.5 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	2,098 sq. ft.
Lot Frontage:	17'11¾"
Front Exposure:	Northeast
Unit Exposure:	Northeast
Floor Location:	Ground
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2025 (Age: 1)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2412418
Electricity:	Solar Panel Seller Owned

Heating:	High Efficiency, Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
Builder:	Jayman BUILT by its operating partner Jayman BUILT
New Constr.:	Yes
Construction Material:	Composite Siding, Vinyl Siding, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	0
Parking:	Gravel Driveway, Off Street, Parking Pad, Side By Side
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$375.00
City Quadrant:	Southeast
Community:	Seton
Amenities:	Park, Picnic Area, Playground
Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Inclusions:	N/A
Restrictions:	Restrictive Covenant-Building Design/Size, Utility Right Of Way

Main Floor	Dining Room · 12'1" × 9'9" ·
Main Floor	Living Room · 12'1" × 12' ·
Main Floor	Kitchen · 12'1" × 11'5" ·
Upper Level	Bedroom · 9'6" × 8'4" ·
Upper Level	Bedroom · 9'6" × 8'4" ·
Upper Level	Bedroom - Primary · 11' × 11' ·
Upper Level	Laundry · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-Gm
Listed Date:	Jul 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/19765-45-street-se-calgary-a2326183/

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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.