

# \$450,000 - 19623 42 Street Se, Calgary

MLS® #A2186989

**\$450,000**

2 Bedroom, 3.00 Bathroom, 1,277 sqft  
Residential on 0.00 Acres

Seton, Calgary, Alberta

**\*\*OPEN HOUSE TODAY (FEB 15TH) FROM 12PM-3PM!\*\*** 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:

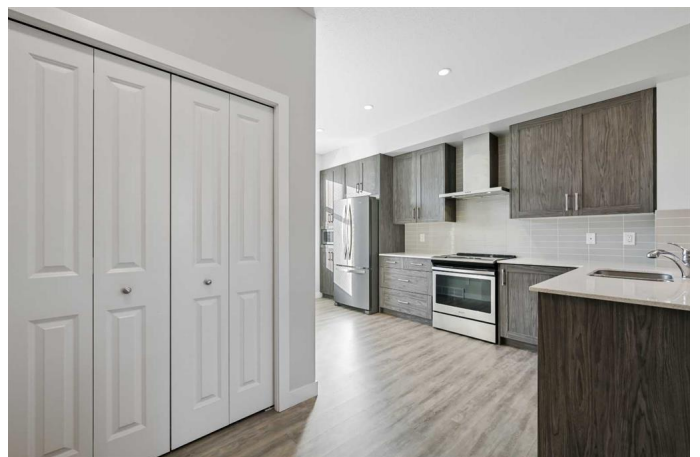
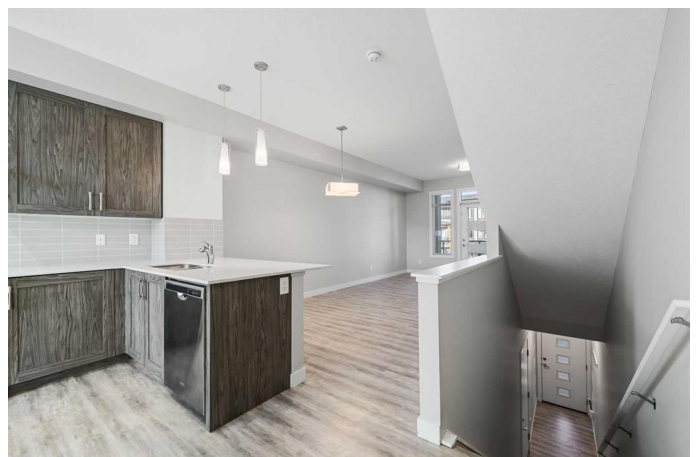
- Bright and Open Layout with 9 ft ceilings and expansive windows that fill the space with natural light.
- Upgraded Kitchen featuring QUARTZ countertops, full-height cabinetry, Stainless Steel Appliances, plus a large dining area perfect for entertaining.
- Stunning Plank Flooring flows throughout the 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 moreâ€”ideal for enhancing your lifestyle right at home.

Whether youâ€™re a savvy investor or a first-time buyer, this property is a fantastic opportunity you wonâ€™t want to miss!

Built in 2018

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2186989      |
| Price          | \$450,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,277         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 19623 42 Street Se |
| Subdivision | Seton              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3M 3A6            |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Open Floorplan, Quartz Counters, Breakfast Bar                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Basement          | None   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Rectangular Lot, Low Maintenance Landscape     |
| Roof              | Asphalt Shingle                                |
| Construction      | Stucco, Wood Frame, Composite Siding, Concrete |
| Foundation        | Poured Concrete                                |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 16th, 2025 |
| Days on Market | 57                 |
| Zoning         | M-1                |
| HOA Fees       | 375                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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