

# \$489,900 - 19618 42 Street Se, Calgary

MLS® #A2213981

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,374 sqft

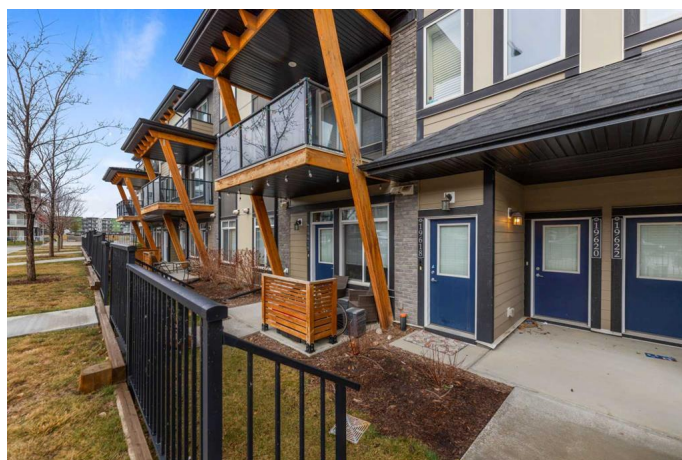
Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to Seton, a thriving community that offers the perfect blend of modern living and convenience. Step inside this stunning 3-BEDROOM, 2.5-BATHROOM townhome and be greeted by a spacious and inviting living room that seamlessly flows into the MODERN KITCHEN. Here, you'll find white QUARTZ COUNTERTOPS, sleek white cabinets, and STAINLESS STEEL APPLIANCES, including a DOUBLE-DOOR FRIDGE. The dedicated dining space, tucked just beside the kitchen, provides easy access for meals while maintaining a cozy separation from the living area.

On the main floor, you'll also find a convenient 2-PIECE POWDER ROOM and access to a BALCONY with elegant glass edges, perfect for enjoying your morning coffee or evening relaxation. As you make your way upstairs, you'll discover the PRIMARY MASTER SUITE, a true retreat that accommodates a king-size bed and features a WALK-IN CLOSET and a luxurious 4-PIECE ENSUITE BATHROOM with quartz countertops. The SECOND BEDROOM, ideal for a home office or an additional bedroom, boasts its own BALCONY access, offering a private outdoor space. The THIRD BEDROOM is spacious enough to fit a queen bed, making it perfect for kids or guests.

A dedicated LAUNDRY AREA on the upper level ensures you won't have to carry laundry



up and down the stairs. The townhome also provides quick access to a single attached garage from the main floor, adding to the convenience.

Located within walking distance of WORLD'S LARGEST YMCA, SETON HOSPITAL, CANADIAN SUPERSTORE, CINEPLEX, and a variety of RESTAURENTS, this townhome offers unparalleled access to amenities. The upcoming Seton HOMEOWNERS' ASSOCIATION will feature playgrounds, tennis courts, community gardens, a picnic shelter, a fire pit plaza, a skating rink, and more. With the approved GREEN LINE for the C-TRAIN, two future stations will be within walking distance, making commuting to downtown a breeze.

This townhome is perfect for a starter or growing family, or for investors looking for a prime property. Don't miss the chance to make this beautiful townhome in Seton your new home. Schedule your viewing today!

Built in 2019

### **Essential Information**

MLS® #	A2213981
Price	\$489,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,374
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

## Community Information

Address	19618 42 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3A7

## Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Single Garage Attached, Garage Faces Rear
# of Garages	1

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, Lighting, Rain Gutters
Lot Description	Other, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	8
Zoning	M-1
HOA Fees	375
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.