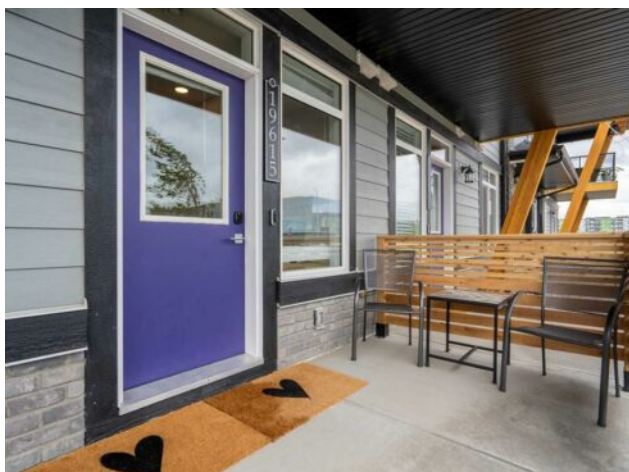


19615 45 Street SE
Calgary, Alberta

MLS # A2278145



\$245,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	503 sq.ft.	Age:	2022 (4 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 150
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage		

Inclusions: Electronic front door keypad

LOW MONTHLY CONDO FEES OF JUST \$150.02 and comes with titled parking stall making this an exceptional value in Seton. This modern one-bedroom condo offers strong appeal in a nearly new building with an efficient layout and contemporary finishes that maximize functionality. The kitchen features quartz countertops, stainless steel appliances, and ample cabinetry. A well-sized bedroom, four-piece bathroom with soaker tub and quartz vanity, private patio, and in-suite laundry complete the unit. Additional benefits include titled parking, abundant storage, and affordable condo fees, all within a well-maintained, professionally managed condominium with a strong board. Located in the award-winning Seton community, the property offers walkable access to the YMCA, South Health Campus, retail, dining, transit, and entertainment, which are key drivers of long-term demand. Ideal for investors seeking a low-maintenance asset in a high-growth area or buyers looking for a smart entry point into the market.