

# \$475,000 - 19618 42 Street Se, Calgary

MLS® #A2235489

**\$475,000**

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® #	A2235489
Price	\$475,000
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, Garage Faces Rear, Single Garage Attached
# 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	June 30th, 2025
Days on Market	12
Zoning	M-1
HOA Fees	375
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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