

\$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 | 9 |
| Zoning | M-1 |
| HOA Fees | 375 |
| HOA Fees Freq. | ANN |

Listing Details

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

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