

19 Seton Row SE  
Calgary, Alberta

MLS # A2219604



**\$499,900**

Division:	Seton		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,448 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Cul-De-Sac, Front Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

Located in the extremely desirable community of SETON, this 2 bed 2.5 bath floor plan features 1448 sq/ft of living space! Located on a quiet street, this unit has a driveway that leads you to your attached single car garage that shares the main floor with your utility room, half bathroom and main entrance. Up the stairs you'll enter into your kitchen, living and dining room space. The kitchen is upgraded throughout with a gas range, hood fan, beautiful backsplash, loads of cabinets plus a built in wall oven and microwave. With stainless steal appliances and a large bar style seating area, you'll be happy to cook in this kitchen! With the kitchen being open to the large living room with generous windows, luxury vinyl plank flooring and an electric fireplace, you're able to entertain and enjoy the free flowing main floor. Completed with a dining space and access to your large balcony that features a gas line, this is a well thought out floor plan. Heading upstairs you'll have the stacked laundry at the top which is located right by the secondary bedroom and primary retreat. The primary bedroom is fit for a king bed and has a walk through closet with built in storage. The primary en suite features a 4 piece floor plan with extra storage inside. The upper level is complete with a 4 piece bathroom. Built in 2023 this like new unit screams value. Why pay condo fees when you can have your own private garage and less crowded living quarters. Seton has everything you could ever want from South Calgary Health to movie theaters, banks, restaurants, bars, shopping and so on. This is your chance to buy SETONS lowest priced home without condos fees!