

# \$509,900 - 19747 45 Street Se, Calgary

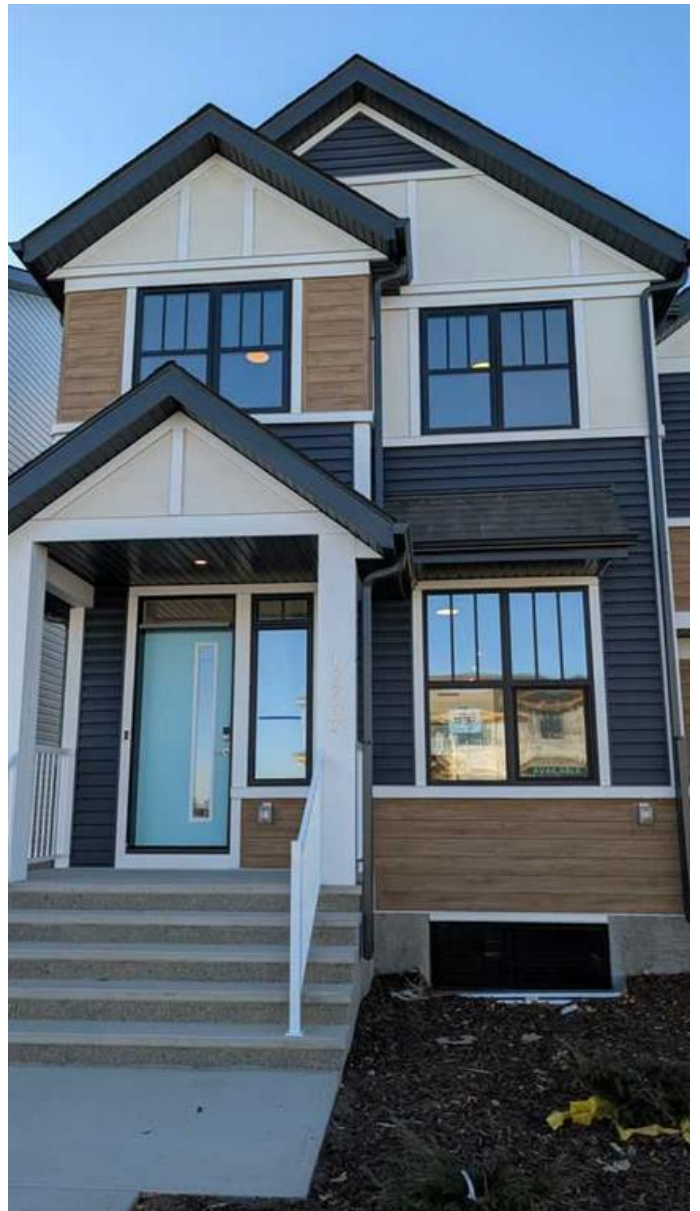
MLS® #A2269808

**\$509,900**

3 Bedroom, 3.00 Bathroom, 1,503 sqft  
Residential on 0.06 Acres

Seton, Calgary, Alberta

Jayman BUILT | Limited-Time Developer Incentives â€” Fall 2025. Exciting news! Several of our valued developer partners are stepping up to help move select inventory before year-end! From Today to November 30, buyers can take advantage of exclusive land rebates and incentives on select Jayman BUILT homes â€” without any list price reductions. Current Developer Offer: Brookfield: \$10,000 Land Incentive â€” home must sell and waive by Nov 30. These exclusive incentives are available for a limited time only and are not reflected in list prices, so reach out today for full details before theyâ€™re gone! \*PREMIER TOWN HOME COLLECTION\*BEAUTIFUL JAYMANBUILT NEW HOME\*SOLAR & SMART TECH\*NO CONDO FEES\*PARKING FOR 2 CARS\*This lovely 2 story townhouse features a nice open floor plan that flows smoothly into the modern kitchen with a centralized flush eating bar, Bright white QUARTZ counters, full pantry, Stainless Steel WHIRLPOOL appliances that includes a 25 cu ft French Door Refrigerator with icemaker, Broan Power Pack hood fan with shroud, built-in Panasonic microwave with trim kit and upgraded slide in glass top stove. As well as a convenient half bath + nice back entry! The 2nd level offers a Primary Suite with a private 3 piece en suite with sliding glass door shower & walk-in closet along with 2 additional spacious bedrooms & a full 4 piece main bath. Bonus: Upper Laundry room! The unfinished basement provides roughed in



plumbing & an opportunity for you to create & finish your ideal additional living space. Beautiful interior selections that include a silgranite sink & soft close drawers. Other upgrades include 7x4 rear deck, Fully fenced and landscaped, QUARTZ counters tops in kitchen and bathrooms, Triple Pane Windows, 10 solar panels, BuiltGreen Canada Standard with an EnerGuide rating, UV-C ultraviolet light air purification system, high efficiency furnace with Merv 13 filters & HRV unit, Navien-Brand tankless hot water heater, raised 9ft ceiling height in Living Room and Smart Home Technology Solutions. Enjoy living in this beautiful new community with nature as your back drop and trails within steps of your brand new Jayman BUILT Home. South Health Campus, World's largest YMCA, Cineplex and shopping all close by. Seton, a vibrant Southeast community that has everything you need to live, work and play. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime.

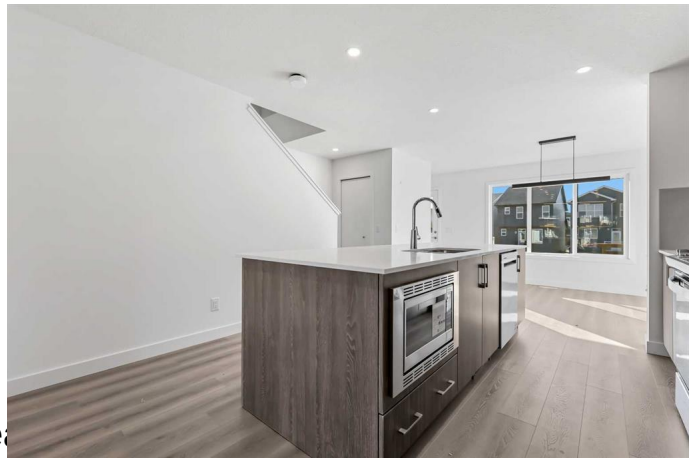
Built in 2024

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2269808      |
| Price          | \$509,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,503         |
| Acres          | 0.06          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                    |
|-------------|--------------------|
| Address     | 19747 45 Street Se |
| Subdivision | Seton              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3M 4B2            |



## Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Park, Playground, Picnic Area                    |
| Parking Spaces | 2                                                |
| Parking        | Gravel Driveway, Off Street, Side By Side, Stall |

## Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater                                                                                        |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                                                                                      |
| Cooling           | None                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full                                                                                                                                                                          |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard                                            |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                         |
| Construction      | Vinyl Siding, Wood Frame                                |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 12                 |
| Zoning         | R-G                |
| HOA Fees       | 375                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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