

\$669,627 - 19832 44 Street Se, Calgary

MLS® #A2238347

\$669,627

3 Bedroom, 3.00 Bathroom, 1,140 sqft
Residential on 0.06 Acres

Seton, Calgary, Alberta

The beautiful York built by Brookfield Residential offers Bungalow living with countless upgrades throughout in the sought-after community of Seton. Featuring 3 bedrooms, 3.5 bathrooms and nearly 2,000 square feet living space over two levels, this home is the perfect fit for those looking to downsize without compromise. The bright and open main living area is designed with entertaining in mind. The soaring 10' ceilings create a bright and inviting space all year round. The expansive ~19'x12' front great room has windows overlooking the front yard and has a central gas fireplace for cozy winter nights. The gourmet kitchen has been upgraded to include a chimney hood fan, gas cooktop, and a built-in oven & microwave for added convenience to everyday living. The kitchen has a wall of pantry storage with ample space for food and appliances. A large primary suite, spanning nearly 12'x13' is complete with a large ensuite that has dual sinks, a tiled walk-in shower, soaker tub and a walk-in closet. The 2pc guest bathroom, laundry space and mud room complete the main level of this home. Upgraded iron spindle railing leads to the lower level which is fully developed and includes a large rec room, 2 bedrooms with walk-in closets and a full bathroom. The central living area is the perfect rec room and separates the two guest bedrooms. The backyard is the optimal space to capture sunshine and entertain all summer long. This beautiful brand new bungalow offers



peace of mind with builder warranty + Alberta
New Home Warranty. Move in this summer
and start enjoying single level living in one of
Calgary's most desired communities with
countless amenities just steps away!

Built in 2025

Essential Information

MLS® #	A2238347
Price	\$669,627
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,140
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	19832 44 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 4B8

Amenities

Amenities	Other
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows,
-------------------	--

	Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	28
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	BMON

Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.