

# \$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 | 24               |
| Zoning         | R-G              |
| HOA Fees       | 375              |
| HOA Fees Freq. | BMON             |

## Listing Details

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

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