

\$677,405 - 19732 45 Street Se, Calgary

MLS® #A2266727

\$677,405

5 Bedroom, 4.00 Bathroom, 1,526 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

Welcome to The Elm by Brookfield Residential - a stunning, brand-new home that perfectly blends modern design, functionality, and flexibility. Featuring over 1,500 sq. ft. of beautifully designed living space above grade plus a fully legal 2-bedroom basement suite, this home is ideal for families, multi-generational living, or those seeking an incredible income opportunity. Step inside and youâ€™re greeted by expansive southwest-facing windows that fill the home with natural light all day long. The open-concept main level is designed for both style and comfort, with 9-foot ceilings, a spacious living room and an open concept design with a central kitchen that opens to both living and dining areas. The gourmet kitchen anchors the home and features a large central island with eating bar, stainless-steel appliances including a chimney hood fan and built-in microwave, and a large pantry for everyday convenience. The dining area overlooks the backyard, making it easy to keep an eye on kids or guests while entertaining. A mudroom with rear access leads to the 8â€™x10â€™ deck, and a 2-piece powder room completes the main level. On the upper level, a central bonus room provides separation and privacy between the primary retreat and two additional bedrooms. The primary suite offers a walk-in closet and a luxurious 3-piece ensuite with a walk-in shower. Two more spacious bedrooms, a full 4-piece bathroom, and an upper-level laundry



room complete this thoughtfully designed floor. The fully legal 2-bedroom basement suite (with 9â€™™ foundation walls) has its own private side entrance and separate mechanical systems. Perfect for extended family or as a mortgage helper, the suite includes a modern kitchen, open living/dining area, two bedrooms, a full bathroom, and in-suite laundry. Outside, the backyard offers plenty of room for summer entertaining, complete with a rear deck and double parking pad, with space to accommodate a future detached garage if desired. Located in Seton, Calgaryâ€™™s newest and most dynamic community, this home is just minutes from the South Health Campus, Seton YMCA, and a wealth of shopping, dining, and entertainment options. With builder warranty coverage and the Alberta New Home Warranty included, you can move in with complete peace of mind.

Built in 2025

Essential Information

MLS® #	A2266727
Price	\$677,405
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,526
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	19732 45 Street Se
Subdivision	Seton



City Calgary
County Calgary
Province Alberta
Postal Code T3M 4A8

Amenities

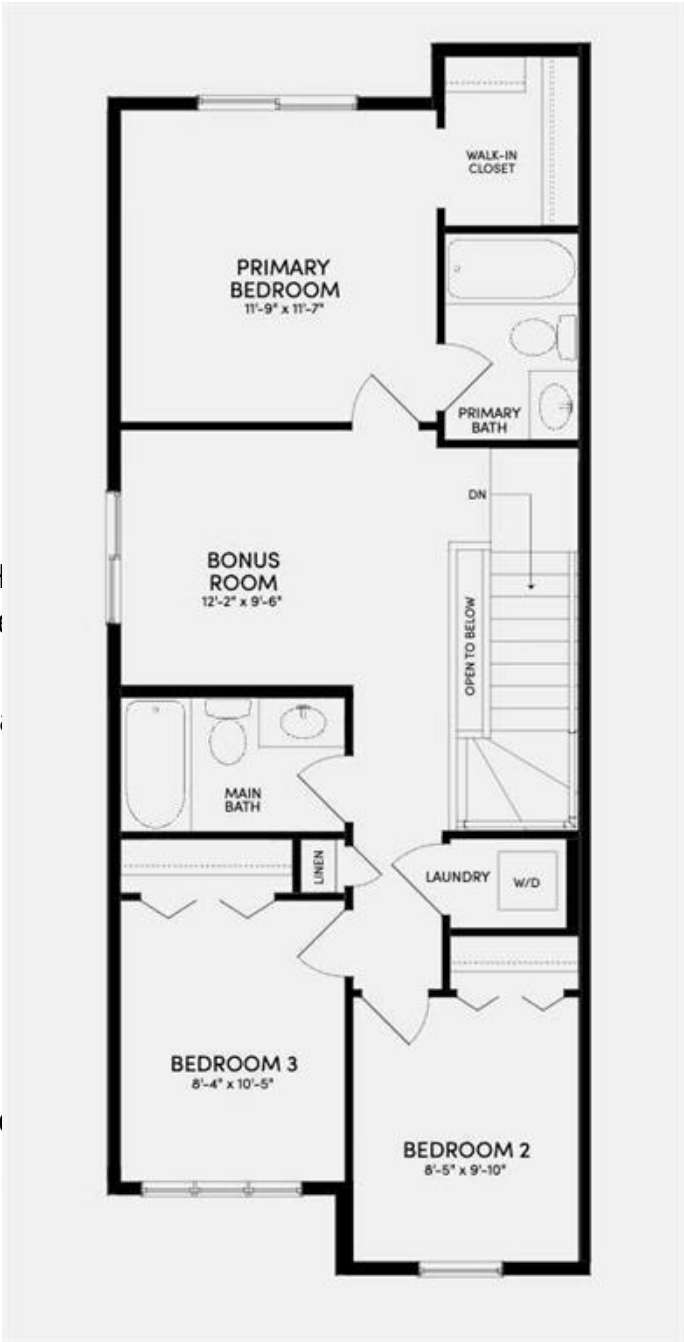
Amenities None
Parking Spaces 2
Parking Parking Pad

Interior

Interior Features Kitchen Island, No Animal H
Pantry, Quartz Counters, So
Closet(s)
Appliances Dishwasher, Dryer, Microwa
Range
Heating Forced Air
Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features BBQ gas line, Private Entranc
Lot Description Back Lane, Back Yard, Front
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete



Additional Information

Date Listed October 24th, 2025
Days on Market 8
Zoning RG
HOA Fees 375
HOA Fees Freq. ANN

Listing Details

Listing Office Charles

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.