



**GRASSROOTS**  
REALTY GROUP

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**19456, 37 St SE**  
**Calgary, Alberta**

**MLS # A2220036**



**\$249,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	511 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	\$ 150
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	Direct Control 47Z2004 SI
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Stone Counters, Track Lighting		

**Inclusions:** T.V Mounts

Welcome to this charming and meticulously designed one bedroom and one bathroom townhouse. Perfectly situated in a prime location, this home is ideal for healthcare professionals, first-time buyers or investors. Just a 4-minute walk to Calgary's newest hospital, South Health Campus, a 5-minute walk to the world's most modern and largest YMCA and a 2-minute walk to the Calgary transit system. Modern stainless-steel amenities include a washer/dryer, dishwasher, fridge, stove and microwave. Complete with a pantry and a peninsula that seats 3, a large bedroom for a queen bedroom set, and a soaker tub in the bathroom. This property is positioned within the southeast community of Seton, full of amenities which made Seton the Community of the Year. This comfortable gem is an ideal property for Airbnb or long-term rental, especially with low condo fees and assigned parking. This townhouse combines convenience and style in one compact package. Don't miss your chance to own this affordable oasis in Southeast Calgary. Schedule your private viewing today! (selling agent has an interest in the property).