



GRASSROOTS
REALTY GROUP

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19456, 37 St SE
Calgary, Alberta

MLS # A2220036



\$249,000

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

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

Inclusions: T.V Mounts

(This unit is entirely below grade). 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).