



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

312, 19500 37 Street SE  
Calgary, Alberta

MLS # A2238268



**\$449,900**

Division:	Seton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,528 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 356
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: N/A

Welcome to 312, 19500-37 Street SE. A beautifully maintained, energy-efficient townhome in the sought-after Zen Urban District, ideally located in the vibrant heart of Seton. Offering over 1,500 square feet of thoughtfully designed living space across three levels, this home features 3 bedrooms, 2.5 bathrooms, and an incredible private rooftop patio with stunning mountain views. The open-concept main floor welcomes you with durable laminate flooring, a spacious living area, and a bright dining space that flows seamlessly into the modern kitchen. The kitchen boasts updated white cabinetry with a stylish blue-tone island, quartz countertops, a custom coffee station with additional uppers, stainless steel appliances, and an island with seating, all overlooking a fenced backyard. Upstairs, the primary suite features a 3-piece ensuite and a large closet, while the generous second bedroom is steps from a modern 4-piece bathroom. A convenient laundry closet is also on this level. Head up to the third floor to find a versatile loft-style third bedroom or flex space—perfect for a guest room, home office, TV room, or gaming area—along with direct access to the rooftop patio. Additional features that set this home apart include air conditioning for year-round comfort, designer wall treatments and upgraded window coverings for a polished aesthetic, and modern finishes throughout that make the home feel fresh and contemporary. It shows like new, reflecting the care and pride of ownership. Located in a prime interior spot within the complex, the home offers added privacy and quiet. Plus, with ZEN's EnerGuide® rating, you'll benefit from an average of 36% energy savings each month, ensuring long-term value and efficiency. Live steps from the South Health Campus, shops, restaurants, cafes, fitness facilities, a movie theatre,

and all the amenities that make Seton one of Calgary’s most dynamic communities.