



GRASSROOTS
REALTY GROUP

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308, 19500 37 Street SE
Calgary, Alberta

MLS # A2243402



\$419,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,437 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 337
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry		

Inclusions: Stove, Refrigerator, Microwave Hood Fan, Dishwasher, Washer, Dryer, All Window Coverings

Stylish 3-Storey Townhome in Seton | 2 Bed | 2.5 Bath | Rooftop Patio & Private Backyard Modern and move-in ready, this 3-level townhouse in the heart of Seton offers comfort, functionality, and a prime location. Featuring 2 spacious bedrooms, 2.5 bathrooms, and thoughtfully designed indoor and outdoor living spaces, this home is perfect for first-time buyers, young families, or investors (Airbnb Allowed). The open-concept main floor includes a contemporary kitchen with premium finishes, spacious living and dining areas, and a convenient half bath. On the 2nd level, you'll find two generous bedrooms, including a primary suite with a walk-in closet and a 5-piece ensuite. The second bedroom is well-sized and located near an additional full 3-piece bathroom—ideal for guests, kids, or a home office. The 3rd level is perfect for an additional living space, entertainment area or home office and leads out to your own private rooftop patio. Enjoy outdoor living with a private rooftop patio, perfect for entertaining or relaxing, plus a fenced backyard—ideal for pets, children, or your own garden space. Parking includes one assigned stall, plus ample street parking and visitor stalls available for guests. This is a great opportunity for first-time buyers, families, or investors seeking a long-term rental or potential Airbnb property. Located in the vibrant and amenity-rich community of Seton, just minutes from South Health Campus, Seton Urban District, restaurants, shopping, parks, schools, and the world's largest YMCA. With quick access to Deerfoot and Stoney Trail, and a future Green Line LRT station nearby, this location offers unbeatable convenience and long-term value. Don't miss your chance to own in one of Calgary's fastest-growing neighbourhoods.

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