



GRASSROOTS
REALTY GROUP

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19478 37 Street SE
Calgary, Alberta

MLS # A2262116



\$489,000

Division:	Seton		
Type:	Residential/Other		
Style:	Townhouse-Stacked		
Size:	1,619 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	None		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 383
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: n/a

Welcome to ZEN Urban District in Seton! This stylish "Crofton" floorplan offers a bright and modern 2-storey townhome featuring a private, fenced backyard and a full rooftop patio — perfect for relaxing or entertaining. Inside, the open-concept main floor includes a spacious living area, an eat-in kitchen, and a separate dining space — ideal for a young family or professionals. Upstairs, the primary bedroom features a walk-in closet and a 4-piece ensuite, with two additional bedrooms, a full bathroom, and laundry completing the second level. Large windows fill the home with natural light, enhancing the clean, modern aesthetic. Enjoy energy savings every month with ZEN's impressive EnerGuide® rating — every home is third-party rated for energy efficiency, providing you with peace of mind and long-term value. Located in the vibrant heart of Seton, this home is within walking distance to the South Health Campus, as well as shops, restaurants, a movie theatre, YMCA, and more. Urban convenience meets modern comfort — welcome home.