

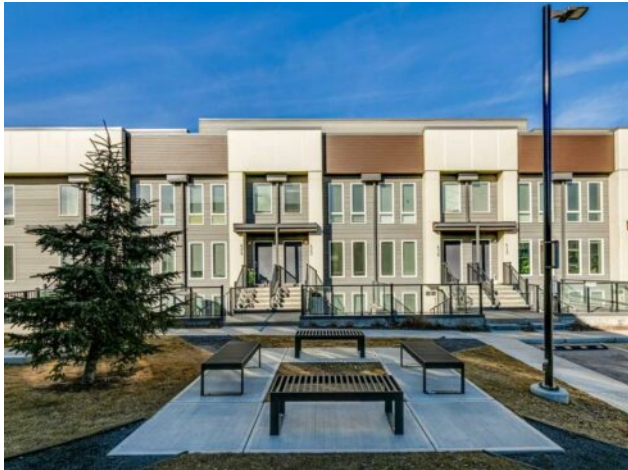


GRASSROOTS
REALTY GROUP

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420, 19500 37 Street SE
Calgary, Alberta

MLS # A2200849



\$434,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,353 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Street Lighting, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 346
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Quartz Counters, Vinyl Windows, Wet Bar		

Inclusions: N/A

Welcome to the Zen Urban District, by Avalon Master Builders! This welcoming , bright and spacious townhome offers 1352 square feet of livable space, 2 bedroom, 2.5 bathrooms, a private yard AND a rooftop patio! Main floor features vinyl plank throughout, a modest sized living space with a dining area, 2 piece bathroom, a kitchen equipped with stainless steel appliances and quartz countertops with bar seating! 2nd floor includes a primary bedroom with a 3-piece ensuite, a second bedroom , 4-piece bathroom and stacked dryer and washer for your convenience! This modern unit also includes an assigned parking stall (#28) and an ample amount of visitor parking! Shopping areas, restaurants, YMCA, South Health Campus, movie theater, parks and MORE, just walking distance from this home! Contact your favorite Real Estate Agent and book your showing today!!