

**214, 19500 37 Street SE
Calgary, Alberta**

MLS # A2216191



\$319,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	725 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Outside, Parking Lot, Paved, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, See Remarks		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 182
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Stone Counters, Storage, Vinyl Windows		

Inclusions: N/A

WOW! Welcome to Unit #214 in Zen Urban District, built by Avalon Master Builder, in Seton, SE Calgary! This is a bright and spacious, northeast-facing, end-unit townhouse, offering 2 bedrooms and 1 bathroom in 725 square feet of living space. This stacked townhome was built energy-efficient, and features sleek laminate flooring (no carpet anywhere in this unit!), quartz countertops, and stainless steel appliances. Enjoy the convenience of an assigned outdoor parking stall (#52), and private outdoor patio space (fully fenced/gated), that come with this unit. Nestled in a low-condo-fee, short-term rental/Airbnb–friendly, and pet-friendly complex, just steps from the vibrant Seton commercial core, Calgary’s newest hospital: the South Health Campus, the Seton YMCA (which is the largest in Canada), and schools, this property presents an exceptional opportunity for homeowners and investors alike. Don’t miss out—call today!