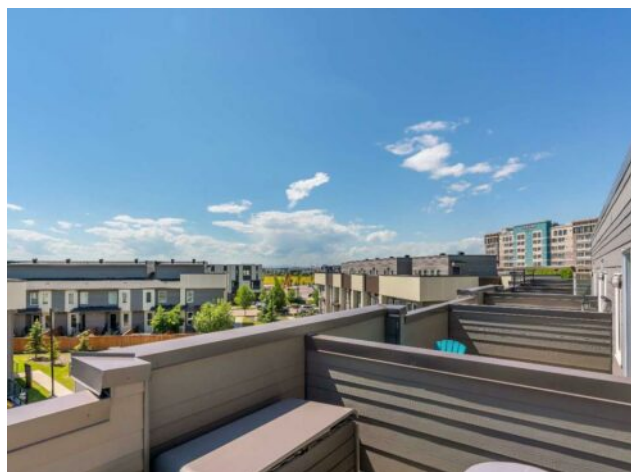


**312, 19500 37 Street SE**  
**Calgary, Alberta**
**MLS # A2238268**

**\$449,900**

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

|                    |                                                                                                     |                   |        |
|--------------------|-----------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                     | <b>Condo Fee:</b> | \$ 356 |
| <b>Basement:</b>   | None                                                                                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Wood Frame                                                                        | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete                                                                                     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | 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.