

312, 19500 37 Street SE
Calgary, Alberta

MLS # A2253085

\$434,900

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

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