

19484 37 Street SE
Calgary, Alberta

MLS # A2292109



\$437,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,744 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 411
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Experience elevated urban living in the heart of Seton with this fantastic CORNER townhome offering over 1,700 SF of thoughtfully designed space. The bright and open-concept main floor is both sophisticated and welcoming. Highlighted by rich hardwood flooring, a cozy electric fireplace and a beautifully appointed kitchen featuring quartz countertops, a large island, gas range, and contemporary finishes all perfect for entertaining or everyday living. A private, fully fenced yard extends the living space outdoors, offering a rare and desirable retreat in townhome living. Upstairs you’ll find a primary suite with walk-in closet and 4 piece ensuite, 2 guest bedrooms which share a 4 piece bathroom and conveniently located laundry closet. The home’s crown jewel is the third-level loft leading to an expansive rooftop patio with southwest exposure. Enjoy sun-filled days, evening sunsets, and long views toward the mountains. Located steps from South Health Campus, the Seton YMCA, shopping, restaurants, entertainment, and the future Green Line LRT, this home blends luxury finishes, lifestyle convenience, and low-maintenance living in one of Calgary’s most vibrant and rapidly growing communities.