

# \$254,900 - 326, 19500 37 Street Se, Calgary

MLS® #A2215171

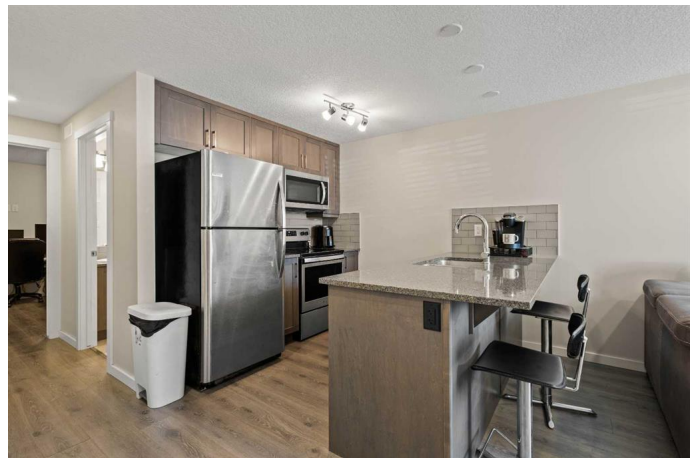
**\$254,900**

1 Bedroom, 1.00 Bathroom, 521 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to the Zen Urban District, a charming complex nestled in the highly sought-after neighborhood of Seton. This beautifully maintained unit offers over 500 sq ft of modern living space, featuring 1 bedroom, 1 full bathroom, and an assigned parking stall. Step inside to discover an inviting open-concept layout with durable laminate flooring throughout. The contemporary kitchen is a standout, complete with granite countertops, stainless steel appliances, and a functional island that doubles as a dining space. The spacious primary bedroom features multiple closets, providing ample storage. A full 4-piece bathroom and convenient in-suite laundry complete the interior. Enjoy your own private outdoor patio – the perfect spot for morning coffee or unwinding on summer evenings. Beyond the home, you'll love the unbeatable location – just minutes from schools, playgrounds, dining, shopping, and the South Health Campus. Outdoor enthusiasts will love the nearby parks, walking and biking trails. Exploring the city is a breeze with quick access to major roadways including Stoney Trail and Deerfoot Trail. Plus, short-term rentals such as Airbnb and VRBO are permitted, making this a fantastic opportunity for investors! Whether you're a first-time buyer, an investor, or looking to downsize, this stylish condo perfectly combines comfort, convenience, and opportunity. Don't miss out – book your private tour today!



Built in 2018

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2215171          |
| Price          | \$254,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 521               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 326, 19500 37 Street Se |
| Subdivision | Seton                   |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 2W9                 |

## Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Stall                                         |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard                                                                   |
| Cooling           | None                                                                        |
| Basement          | None                                                                        |

## Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                              |
|-----------------|------------------------------|
| Lot Description | Street Lighting              |
| Roof            | Asphalt Shingle              |
| Construction    | Composite Siding, Wood Frame |
| Foundation      | Poured Concrete              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 5                |
| Zoning         | DC               |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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