

\$449,900 - 19470 37 Street Se, Calgary

MLS® #A2111354

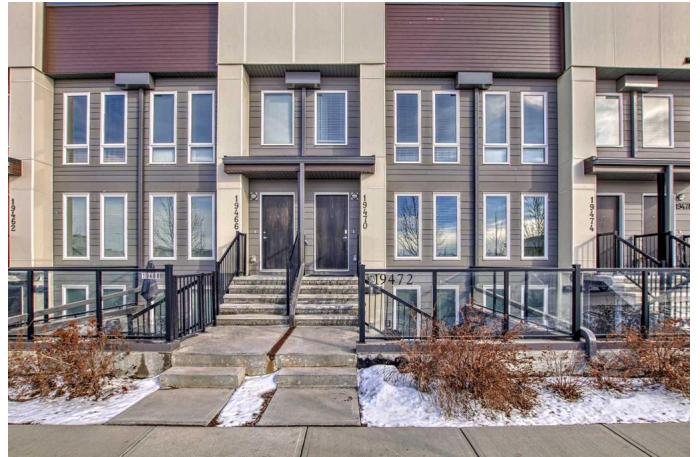
\$449,900

2 Bedroom, 3.00 Bathroom, 1,371 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

ROOF TOP PATIO WITH MOUNTAIN VIEWS | UPPER-LEVEL BONUS ROOM | FENCED YARD | NO SIZE RESTRICTION ON PETS | AIRBNB™S ALLOWED | Welcome to Zen Urban District, an Avalon Master Builder project, built with energy efficiency in mind. This stylish townhome allows Airbnb™s and offers a modern open-concept floor plan with the best use of space. On the main floor, you will enjoy the designer kitchen with stone countertops, stainless steel appliances and an expansive island. The living/dining space boasts large west facing windows letting in lots of natural light. Also on the main floor, is a half bath and directly off the kitchen is a fenced yard which has just been professionally landscaped and has a gas hook up for your BBQ. The 2nd level offers laundry, two full bathrooms and two large bedrooms including a king-sized primary bedroom with ensuite. The 3rd level is the icing on the cake with a large bonus room and rooftop patio with a PANORAMIC VIEW OF THE MOUNTAINS. Just move in and enjoy the modern laminate flooring, contemporary doors and trim, fresh paint throughout and top-of-the-line window coverings. Bring your pets, there are no size restrictions and they will only need to be approved by the board. Once you get to Seton you won't need to leave, it's a great walkable, livable community with the South Health Campus, shopping, theatres, restaurants, parks, pathways and the world's largest YMCA, featuring a thrilling



surf simulator, NHL-sized ice rink, climbing wall and more just outside your door.

Built in 2020

Essential Information

MLS® #	A2111354
Price	\$449,900
Sold Price	\$447,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,371
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey, Up/Down
Status	Sold

Community Information

Address	19470 37 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2W9

Amenities

Amenities	Other
Parking Spaces	1
Parking	Assigned, Plug-In, Stall

Interior

Interior Features	Bar, No Smoking Home, Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Range, ENERGY STAR Qualified Appliances, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard
Roof	Other
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 13th, 2024
Days on Market	12
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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