

\$250,000 - 19464 37 Street Se, Calgary

MLS® #A2157123

\$250,000

1 Bedroom, 1.00 Bathroom, 533 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

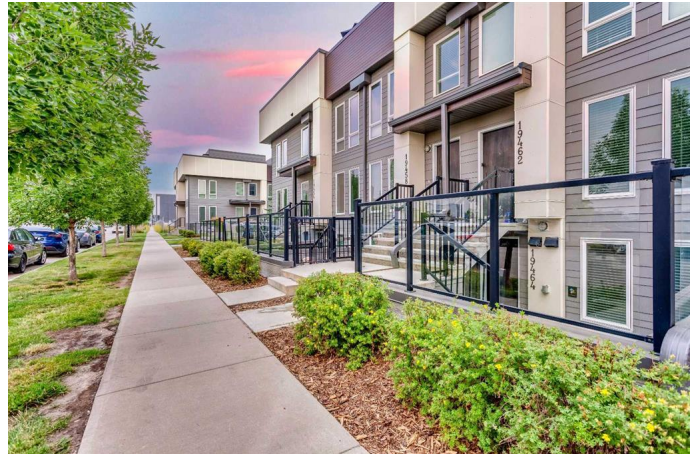
Discover a fantastic investment opportunity in the heart of Seton with this well-appointed 1-bedroom, 1-bathroom townhome, built in 2018. Combining contemporary design with energy efficiency, this property is ideal for savvy investors looking to capitalize on rental income potential.

The open-concept living space features a stylish kitchen equipped with stainless steel appliances, making it both functional and appealing for tenants. The spacious living area flows seamlessly into the kitchen, creating a welcoming environment for residents to relax or entertain.

The bedroom offers a comfortable retreat, while the modern bathroom is designed with quality finishes.

Included with this property is a private parking stall, enhancing the convenience and appeal for potential renters. Additionally, the townhome's energy-efficient design will attract tenants seeking lower utility costs and a sustainable living environment.

Situated just moments from the South Health Campus and the vibrant SE hub of Seton, the property benefits from proximity to numerous amenities including shopping, dining, and entertainment options. Its strategic location ensures strong rental demand for short term and long term rentals, making it an excellent



choice for investors looking to maximize returns.

Seize this opportunity to invest in a property that blends modern living with high rental potential. Schedule your viewing today and explore the possibilities!

Built in 2018

Essential Information

MLS® #	A2157123
Price	\$250,000
Sold Price	\$229,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	533
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	19464 37 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2W9

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Breakfast Bar, Granite Counters, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2024
Date Sold	December 6th, 2024
Days on Market	107
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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