19464 37 Street SE
Calgary, Alberta

MLS # A2157123

$250,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	533 sq.ft.	**Age:**	2018 (6 yrs old)
Beds:	1	**Baths:**	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 150
Basement:	None	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, See Remarks		

Inclusions: NA

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!