

**19456 37 Street SE**  
**Calgary, Alberta**

**MLS # A2187596**



**\$274,500**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Stacked Townhouse		
<b>Size:</b>	511 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Electric, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	\$ 150
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Stone Counters, Track Lighting		

**Inclusions:** TV Mounts in bedroom and living room.

Welcome to this charming and thoughtfully designed one bedroom and one bathroom townhouse. Perfectly situated in a prime location, this home is ideal for first-time buyers, downsizers, or those seeking a cozy urban retreat. Located close to the South Health Campus and a short walk to most modern amenities "Schools, Gyms, Grocery shopping", this townhouse combines convenience and style in one compact package. Don't miss your chance to own this affordable gem in South East Calgary, schedule your private viewing today! (Selling Agent Has Interest in Property),(This unit is fully below grade).