

19478 37 Street SE  
Calgary, Alberta

MLS # A2262116



## \$489,000

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,619 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 383
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry		

**Inclusions:** n/a

Welcome to ZEN Urban District in Seton! This stylish "Crofton" floorplan offers a bright and modern 2-storey townhome featuring a private, fenced backyard and a full rooftop patio — perfect for relaxing or entertaining. Inside, the open-concept main floor includes a spacious living area, an eat-in kitchen, and a separate dining space — ideal for a young family or professionals. Upstairs, the primary bedroom features a walk-in closet and a 4-piece ensuite, with two additional bedrooms, a full bathroom, and laundry completing the second level. Large windows fill the home with natural light, enhancing the clean, modern aesthetic. Enjoy energy savings every month with ZEN's impressive EnerGuide® rating — every home is third-party rated for energy efficiency, providing you with peace of mind and long-term value. Located in the vibrant heart of Seton, this home is within walking distance to the South Health Campus, as well as shops, restaurants, a movie theatre, YMCA, and more. Urban convenience meets modern comfort — welcome home.