

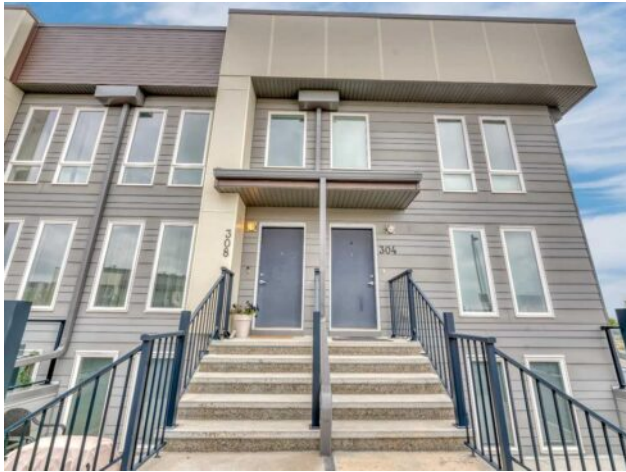


GRASSROOTS
REALTY GROUP

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308, 19500 37 Street SE
Calgary, Alberta

MLS # A2306225



\$375,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,437 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 337
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: Stove, Refrigerator, Microwave Hood Fan, Dishwasher, Washer, Dryer, All Window Coverings

**** INCENTIVE** offered by the Seller to the Buyer of ONE-YEAR of Condo Fees PAID by the SELLER | \$4,047.60 SAVINGS to the BUYER | Offer Valid until July 31, 2026 - Discuss full details with your Agent *** In today's market, buyers are looking for more — more lifestyle, more flexibility, and more long-term value. This move-in-ready 3-storey townhome in Seton delivers on all three. Featuring 2 spacious bedrooms, 2.5 bathrooms, and thoughtfully designed living across three levels, this home offers a layout that adapts to how you actually live. Whether you're a first-time buyer, young professional, or investor, this is a property that checks the boxes and makes sense financially. The open-concept main floor is bright and inviting, anchored by a modern kitchen with premium finishes, flowing seamlessly into the living and dining areas, perfect for both everyday living and entertaining. A convenient half bath completes the space. Upstairs, you'll find two generous bedrooms, including a primary retreat with a walk-in closet and a 5-piece ensuite. The second bedroom is ideally positioned near a full 3-piece bathroom, offering flexibility for guests, kids, or a home office setup. The third level adds even more versatility — use it as an additional lounge-entertainment space, workspace, or media area — all leading out to your PRIVATE ROOFTOP-PATIO, a rare feature that elevates this home above the rest. Outdoor living is just as impressive, with both a rooftop patio and a fenced backyard — perfect for relaxing, entertaining, pets, or creating your own outdoor oasis. Investor bonus: Airbnb-friendly, offering strong potential for both short- and long-term rental income. Located in the heart of Seton, one of Calgary's fastest-growing and most amenity-rich communities, you're just minutes from the South Health Campus, Seton

Urban District, restaurants, shopping, parks, schools, and the world-class Brookfield Residential YMCA at Seton. Quick access to Deerfoot and Stoney Trail — plus the future Green Line LRT — adds even more long-term value. In a market where buyers are more selective, properties with this level of versatility, location, and income potential stand out. This is one of them!