



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

19458 37 Street SE
Calgary, Alberta

MLS # A2327132



\$378,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,527 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle, Flat	Condo Fee:	\$ 356
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

WOW, check out this immaculate unit in a PERFECT location! you are literally steps to the South Calgary Hospital, YMCA, Superstore, VIP Theatre, pubs, shops, restaurants, off leash dog parks, playgrounds and major traffic roadways! As you enter this unit you will LOVE the open floor plan and spaciousness! There is a good sized living room and dining area as you make your way through the main floor and the kitchen is at the rear of the home and has loads of cabinet and counter space with granite countertops, stainless steel appliances, tiled backsplash, pantry and room for 3-4 stools at the island! The main floor is completed with a half bathroom and access to the private rear yard! Upstairs is awesome with a primary bedroom with dual closets and a full ensuite bathroom and plenty of windows for natural sunlight to flow in! The other bedroom is a great size as well and there is a full bathroom for the kids or guests as well as upper laundry on this level! And we aren't done yet! There is ONE MORE level which can be used as a bonus room, loft, office space or a bedroom (whatever you need!) and it has access to an amazing roof top patio! This home has it all including Central A/C, low condo fees, convenient parking stall as well as street parking right out front, access to everything close by and so much more! Don't miss this one!