

# \$249,000 - 19456, 37 St Se, Calgary

MLS® #A2220036

**\$249,000**

1 Bedroom, 1.00 Bathroom, 511 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

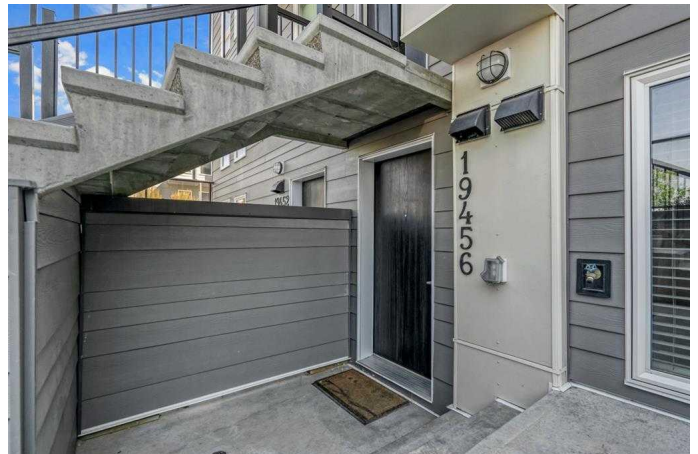
(This unit is entirely below grade). Welcome to this charming and meticulously designed one bedroom and one bathroom townhouse. Perfectly situated in a prime location, this home is ideal for healthcare professionals, first-time buyers or investors. Just a 4-minute walk to Calgary's newest hospital, South Health Campus, a 5-minute walk to the world's most modern and largest YMCA and a 2-minute walk to the Calgary transit system. A Modern stainless-steel amenities include a washer/dryer, dishwasher, fridge, stove and microwave. Complete with a pantry and a peninsula that seats 3, a large bedroom for a queen bedroom set, and a soaker tub in the bathroom. This property is positioned within the southeast community of Seton, full of amenities which made Seton the Community of the Year. This comfortable gem is an ideal property for Airbnb or long-term rental, especially with low condo fees and assigned parking. This townhouse combines convenience and style in one compact package. Don't miss your chance to own this affordable oasis in Southeast Calgary. Schedule your private viewing today! (selling agent has an interest in the property).

Built in 2018

## Essential Information

MLS® # A2220036

Price \$249,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	511
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### **Community Information**

Address	19456, 37 St Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2W9

### **Amenities**

Amenities	Trash, Visitor Parking, Snow Removal
Parking Spaces	1
Parking	Assigned, Off Street, Stall

### **Interior**

Interior Features	No Smoking Home, Stone Counters, No Animal Home, Track Lighting
Appliances	Electric Stove, Electric Oven, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Basement	None

### **Exterior**

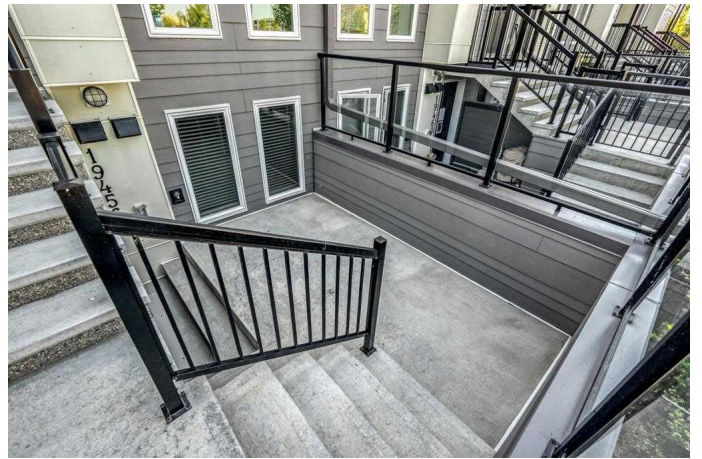
Exterior Features	Balcony, Private Entrance
Lot Description	Other
Roof	Other
Construction	Concrete, Wood Frame, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	104
Zoning	Direct Control 47Z2004 SI

### **Listing Details**

Listing Office	URBAN-REALTY.ca
----------------	-----------------



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.