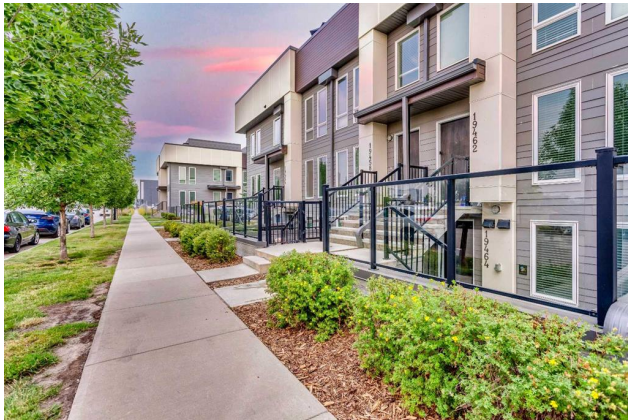


19464 37 Street, Calgary T3M 2W9

MLS® #: **A2157123** Area: **Seton** Listing Date: **08/21/24** List Price: **\$250,000**
 Status: **Pending** County: **Calgary** Change: **-\$15k, 04-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2018**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Other**
 Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **533**
 Low Sqft:
 Ttl Sqft: **533**

DOM

104
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Granite Counters,Open Floorplan,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`0" x 7`3"	Living Room	Main	13`0" x 9`11"
Laundry	Main	3`5" x 3`3"	Bedroom	Main	11`1" x 8`10"
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee: **\$150** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **1811809**

Remarks

Pub Rmks: **Discover a fantastic investment opportunity in the heart of Seton with this well-appointed 1-bedroom, 1-bathroom townhome, built in 2018. Combining contemporary design with energy efficiency, this property is ideal for savvy investors looking to capitalize on rental income potential. The open-concept living space features a stylish kitchen equipped with stainless steel appliances, making it both functional and appealing for tenants. The spacious living area flows seamlessly into the kitchen, creating a welcoming environment for residents to relax or entertain. The bedroom offers a comfortable retreat, while the modern bathroom is designed with quality finishes. Included with this property is a private parking stall, enhancing the convenience and appeal for potential renters. Additionally, the townhome's energy-efficient design will attract tenants seeking lower utility costs and a sustainable living environment. Situated just moments from the South Health Campus and the vibrant SE hub of Seton, the property benefits from proximity to numerous amenities including shopping, dining, and entertainment options. Its strategic location ensures strong rental demand for short term and long term rentals, making it an excellent choice for investors looking to maximize returns. Seize this opportunity to invest in a property that blends modern living with high rental potential. Schedule your viewing today and explore the possibilities!**

Inclusions:
Property Listed By: **NA
Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



