19456 37 Street, Calgary T3M2W9

MLS®#:	**A2187596**	Area:	**Seton**	Listing Date:	**01/21/25**	List Price:	**$294,500**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association:	**Fort McMurray**

General Information
				DOM	
Prop Type:	**Residential**			**1**	
Sub Type:	**Row/Townhouse**			Layout	
City/Town:	**Calgary**	Finished Floor Area		Beds:	**1 (1)**
Year Built:	**2018**	Abv Sqft:	**566**	Baths:	**1.0 (1 0)**
Lot Information		Low Sqft:		Style:	**Townhouse**
Lot Sz Ar:		Ttl Sqft:	**566**		
Lot Shape:				Parking	
				Ttl Park:	**1**
Access:				Garage Sz:	
Lot Feat:	**Low Maintenance Landscape**				
Park Feat:	**Assigned,Off Street,Plug-In,Stall**				

Utilities and Features

Roof:	**Other**	Construction:	**Composite Siding,Concrete,Wood Frame**
Heating:	**Electric,Radiant**		
Sewer:		Flooring:	
Ext Feat:	**Private Entrance**	Flooring:	**Carpet,Laminate**
		Water Source:	
		Fnd/Bsmt:	
			Poured Concrete
Kitchen Appl:	**Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**		
Int Feat:	**No Animal Home,No Smoking Home,Stone Counters,Track Lighting**		
Utilities:			

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	**Lower**	**8`11" x 7`2"**	**4pc Bathroom**	**Lower**	**7`7" x 4`11"**

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:	
$150		**Fee Simple**		**DC**	
		Fee Freq:			
		Monthly			

Legal Desc:	**1811809**

Remarks

Pub Rmks:	**Welcome to this charming and thoughtfully designed one bedroom and one bathroom townhouse. Perfectly situated in a prime location, this home is ideal for first-time buyers, downsizers, or those seeking a cozy urban retreat. Located close to the South Health Campus and a short walk to most modern amenities "Schools, Gyms, Grocery shopping", this townhouse combines convenience and style in one compact package. Don't miss your chance to own this affordable gem in South East Calgary, schedule your private viewing today! (Selling Agent Has Interest in Property)**
Inclusions:	**TV Mounts in bedroom and living room.**
Property Listed By:	**RE/MAX Complete Realty**

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