

# \$449,900 - 312, 19500 37 Street Se, Calgary

MLS® #A2238268

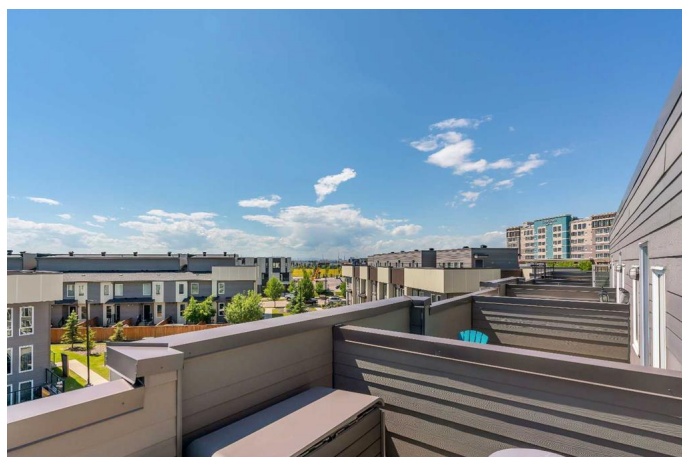
**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,528 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to 312, 19500-37 Street SE. A beautifully maintained, energy-efficient townhome in the sought-after Zen Urban District, ideally located in the vibrant heart of Seton. Offering over 1,500 square feet of thoughtfully designed living space across three levels, this home features 3 bedrooms, 2.5 bathrooms, and an incredible private rooftop patio with stunning mountain views. The open-concept main floor welcomes you with durable laminate flooring, a spacious living area, and a bright dining space that flows seamlessly into the modern kitchen. The kitchen boasts updated white cabinetry with a stylish blue-tone island, quartz countertops, a custom coffee station with additional uppers, stainless steel appliances, and an island with seating, all overlooking a fenced backyard. Upstairs, the primary suite features a 3-piece ensuite and a large closet, while the generous second bedroom is steps from a modern 4-piece bathroom. A convenient laundry closet is also on this level. Head up to the third floor to find a versatile loft-style third bedroom or flex space—perfect for a guest room, home office, TV room, or gaming area—along with direct access to the rooftop patio. Additional features that set this home apart include air conditioning for year-round comfort, designer wall treatments and upgraded window coverings for a polished aesthetic, and modern finishes throughout that make the home feel fresh and contemporary. It shows like new, reflecting the care and pride of ownership.



Located in a prime interior spot within the complex, the home offers added privacy and quiet. Plus, with ZEN's EnerGuide rating, you'll benefit from an average of 36% energy savings each month, ensuring long-term value and efficiency. Live steps from the South Health Campus, shops, restaurants, cafes, fitness facilities, a movie theatre, and all the amenities that make Seton one of Calgary's most dynamic communities.

Built in 2018

**Essential Information**

MLS® #	A2238268
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,528
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	312, 19500 37 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2W9

**Amenities**

Amenities	Parking, Roof Deck
Parking Spaces	1

Parking	Stall
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## Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Private Entrance
Lot Description	Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 14th, 2025
Days on Market	17
Zoning	DC

## Listing Details

Listing Office	RE/MAX First
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