

# \$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 |
|---------|-------|

## 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 |
| Zoning      | DC              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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