



# YOUR NEW HOME!



## 19464 37 Street Calgary Alberta

\$280,000

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! (id:6769)

Kitchen 9.00 Ft x 7.25 Ft

Living room 13.00 Ft x 9.92 Ft

Laundry room 3.42 Ft x 3.25 Ft

Bedroom 11.08 Ft x 8.83 Ft

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
Real Broker

<https://www.repcalgaryhomes.ca/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca