



# 19478 37 Street Calgary Alberta

\$415,000

Welcome to Zen Urban District in Seton. This home is truly one of the most unique offerings in Calgary right now. A 600 square foot ROOF TOP PATIO WITH MOUNTAIN VIEWS sits atop a gorgeous END UNIT townhome that offers the best of urban living. Landscaped curb appeal welcomes you in to your open floor plan with beautiful vinyl plank floors that span throughout the main floor. Your living rooms is surrounded by large windows bringing in a ton of natural light and connects with your dining space and into your kitchen. Your chef inspired kitchen is adorned with granite counter tops, stainless steel appliances including a new fridge and stove as well as a large amount of cabinetry and drawers for storage. With the completely open concept you have the perfect space for entertaining or quiet nights at home with the family. A half bathroom finishes off the main level before heading upstairs. Your primary suite is huge and will easily fit a king size bed, additional bedroom furniture, and includes a walk-in closet and 4 piece ensuite. The second and third bedrooms are also a great size and overlook your backyard. A large 4 piece bathroom completes the 2nd level before heading the top level with flex room and your amazing rooftop patio. This rooftop patio is spectacular with the best of both worlds, one side facing east for morning coffee in the sun and one facing west with MOUNTAIN VIEWS and evening sunsets that will take your breath away. A fully fence backyard backing on to a small green space is something you do not find with townhomes often and gives you another space to enjoy the outdoors or for the kids to play. Seton is one of Calgary's most desired communities with great schools, parks, pathways and the worlds largest YMCA at your doorstep. Do not miss out on your opportunity to own this amazing home!

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Primary Bedroom 12.00 Ft x 13.33 Ft

Bedroom 8.42 Ft x 9.17 Ft

Bedroom 8.42 Ft x 10.75 Ft

Laundry room 3.00 Ft x 3.33 Ft

4pc Bathroom 5.00 Ft x 8.00 Ft

4pc Bathroom 5.00 Ft x 9.50 Ft

Other 5.25 Ft x 5.50 Ft

Living room 13.25 Ft x 14.08 Ft

Dining room 8.67 Ft x 12.00 Ft

Kitchen 9.67 Ft x 13.25 Ft

Furnace 3.25 Ft x 11.00 Ft

2pc Bathroom 3.33 Ft x 7.00 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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