

**116, 19500 37 Street SE**  
**Calgary, Alberta**

**MLS # A2220887**



**\$255,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	506 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 155
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers		

**Inclusions:** None

Nestled steps from South Health Campus, this beautifully appointed 1-bedroom, 1-bath residence in the sought-after ZEN complex blends modern design with practical comfort—an exceptional opportunity for first-time buyers or investors seeking elegant efficiency in Calgary’s thriving southeast. This below-grade unit features a private entrance, dedicated outdoor parking stall, and a peaceful patio sanctuary that extends your living space outdoors. Inside, the open-concept layout offers wide plank laminate flooring, a bright living area, and a contemporary kitchen with stainless steel appliances, granite countertops, and ample cabinetry. The spacious bedroom provides a serene retreat, complemented by a modern 4-piece bath. Located in Seton—home to vibrant shops, restaurants, Cineplex VIP Cinemas, Joane Cardinal-Schubert High School, the Seton YMCA, and future school developments—you’ll also benefit from easy access to Stoney Trail, Deerfoot Trail, and Calgary Transit. For those seeking a refined yet functional home in one of Calgary’s most dynamic neighbourhoods, this is an offering not to be missed.