



**GRASSROOTS**  
REALTY GROUP

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304, 19621 40 Street SE  
Calgary, Alberta

MLS # A2215661



**\$395,000**

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	885 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 571
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stone, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: window Coverings

Welcome to this bright and spacious CORNER UNIT with 2-bedrooms, 2-bathrooms in the heart of vibrant Seton! Situated on the third floor, this stunning unit offers an abundance of natural light through its many windows and a thoughtfully designed open-concept layout. You'll love GOURMET KITCHEN featuring quartz surfaces, a huge kitchen island, perfect for meal prep, entertaining, or casual dining, along with modern finishes throughout. Step outside onto your private balcony &ndash; a perfect spot to relax and enjoy the views, on a warm sunny evening, or watch the sun come up with that first morning coffee! The primary suite features a walk-in closet and a spa like ensuite with a separate shower, soaker tub and double vanity, while the second bedroom offers excellent flexibility for guests, a home office, or additional family space. Underground parking provides secure, year-round convenience. Seton is one of Calgary's most exciting communities, featuring schools, shopping, restaurants, entertainment, and the world-class South Health Campus &ndash; all within walking distance! Whether it's catching a movie, grabbing a coffee, or hitting the gym, it's all right here. This condo is a fantastic opportunity for first-time buyers, investors, or anyone looking to enjoy a dynamic lifestyle. You won't be disappointed &ndash; book your showing today!