



**221, 19661 40 Street SE  
Calgary, Alberta**

**MLS # A2226224**



**\$254,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	655 sq.ft.	<b>Age:</b>	2018 (8 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>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 398
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Vinyl Windows		
<b>Inclusions:</b>	None		

GREAT INVESTMENT OPPORTUNITY! DON'T MISS THE OPPORTUNITY TO OWN THIS CONDO in the vibrant community of Seton! This SPACIOUS 1 BEDROOM plus DEN apartment boasts HIGH CEILINGS and abundant natural light, creating a warm and inviting atmosphere. The modern kitchen features STAINLESS STEEL APPLIANCES and elegant QUARTZ COUNTERTOPS, perfect for both cooking and entertaining. You'll appreciate the closet and cupboard space throughout the unit, as well as the convenience of an in-suite laundry room. Enjoy the added benefit of a TITLED PARKING stall. Seton is a thriving neighborhood with everything you need right at your doorstep. Explore a variety of shopping options, indulge in local restaurants, and access professional services—all within walking distance. Plus, with SOUTH HEALTH CAMPUS, YMCA, and a LIBRARY nearby, this location truly offers the best of urban living. TENANT WITH 1 YEAR LEASE TO MAY 31st 2026. Don't miss the opportunity to make this beautiful apartment your next investment!