



GRASSROOTS
REALTY GROUP

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221, 19661 40 Street SE
Calgary, Alberta

MLS # A2226224



\$254,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	655 sq.ft.	Age:	2018 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 398
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, Vinyl Windows		

Inclusions: 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!