



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

219, 19621 40 Street SE
Calgary, Alberta

MLS # A2228095



\$340,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	824 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 484
Basement:	-	LLD:	-
Exterior:	Composite Siding, Metal Siding , Stone, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: none

Welcome to this beautifully designed 2-bedroom, 2-bathroom plus den apartment in the highly sought-after community of Seton. Built in 2019, this contemporary unit offers underground titled parking, a dedicated storage unit, and an open-concept layout ideal for modern living. Step inside and be greeted by a bright and spacious kitchen featuring quartz countertops, a central island, and seamless flow into the cozy living room—complete with access to your own private balcony. Perfect for morning coffee or evening relaxation. The smart split-bedroom design offers maximum privacy. To the left, you’ll find the second bedroom with a 4-piece ensuite, ideal for guests or family. On the right, the primary suite features a luxurious 5-piece ensuite, a walk-in closet, and an adjoining private office or den—perfect for remote work, a nursery, or a quiet retreat. This home is ideal for young professionals, starter families, or downsizers looking for comfort, convenience, and community. Located in the heart of Seton, you’re just steps away from world-class amenities, including the largest YMCA in North America, a public library, Joane Cardinal-Schubert High School, and the South Health Campus hospital. Enjoy easy access to major grocery stores, restaurants, a movie theatre, and quick connections to Stoney Trail and Deerfoot Trail. Don’t miss your opportunity to own in one of Calgary’s fastest-growing and best-equipped neighborhoods. Book your showing today—this gem won’t last!