



GRASSROOTS
REALTY GROUP

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19640 40 Street SE
Calgary, Alberta

MLS # A2230493



\$445,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,299 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 296
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Storage		

Inclusions:	NA
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Welcome to this bright and stylish 2-bedroom, 2.5-bathroom townhome in the vibrant community of Seton. Offering approximately 1,300 sq ft of modern living space, this beautifully maintained home features an open-concept main floor that is perfect for both daily living and entertaining. The kitchen impresses with sleek dark cabinetry, stainless steel appliances, and a large island with seating. The spacious living and dining areas are flooded with natural light from oversized windows and open onto a private balcony—ideal for your morning coffee or summer BBQs. Upstairs, you’ll find two generously sized bedrooms, each with its own ensuite, providing the perfect setup for roommates, guests, or a home office. Upper floor laundry completes the upstairs level. The main floor also includes a convenient powder room, and the home offers the added benefit of an attached garage for secure parking and extra storage. Located just steps from South Health Campus, the YMCA, shopping, restaurants, and with easy access to major roadways, this home offers unbeatable convenience in one of Calgary’s fastest-growing neighbourhoods. Move in and enjoy everything Seton has to offer!