



**GRASSROOTS**  
REALTY GROUP

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208, 19661 40 Street SE  
Calgary, Alberta

MLS # A2240339



**\$259,900**

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	584 sq.ft.	Age:	2020 (5 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 390
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: TV Wall Mount

This beautiful like-new condo features 1 bedroom, 1 bathroom, a den, Titled underground parking stall + a Titled oversized storage locker! Offering exceptional value at the lowest price for a 1 bedroom + den property in Seton, this is the perfect buy for first-time buyers, investors, or those looking to downsize. The kitchen overlooks the living space and features a full pantry and two-tone cabinets accented by brass hardware. A large quartz peninsula provides dining space and a suite of stainless steel appliances including a Kitchen Aid fridge with waterline complete with kitchen. The living space has a wall of windows and access to the private balcony - which allows for natural light to flow through the space all day long. Hard surface flooring flows throughout the main living area with warm carpeted flooring in both the primary bedroom and den. The primary bedroom overlooks the balcony space and has double closets with access to the full bathroom with a walk-in shower just outside the door. The den is the perfect home office space, reading nook or TV room. The balcony is ideal for summer nights outside and has ample space for a BBQ. If the heat is too much, the air conditioning will keep you cool all summer long! Completing this unit is a Titled underground parking stall that keeps your vehicle secure all year long, and a Titled oversized storage locker located in a secure room on the same floor as the property, keeping it clean at all times. Located in the heart of Seton and just steps to countless amenities including the South Calgary Health Campus and YMCA, this property is fully move-in ready in a nearly-new building with plenty of additional parking nearby.