



**GRASSROOTS**  
REALTY GROUP

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

318, 19621 40 Street SE  
Calgary, Alberta

MLS # A2242136



**\$388,800**

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	883 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 564
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

2 BEDROOM, 2 BATHROOM CORNER UNIT!! 1 title parking, 1 titled storage locker!! Large south exposed full-width covered balcony with gas BBQ hookup!! It is the best unit in this area. Built by award winning Rohit communities, the Argento floor plan offers a functional + timeless design. Welcoming foyer! Spacious open concept living! Stunning kitchen with large center island, 2-toned cabinets, pantry, upgraded SS appliances, quartz counters + complimented hardware. Space for a dining room table! Master bedroom offer a gorgeous 5PC ensuite + walk-in closet. 2nd bedroom for guests or office space, 4PC bathroom + Ensuite laundry. Your unit comes with titled parking (stall #168) and title storage (on same floor as unit locker #S83). Located within walking distance to South Calgary Health Campus, world's largest YMCA, Cineplex VIP movie theater, countless amenities such as grocery stores, restaurants and much more. Bright and open this condo offers all the modern day comforts.