



GRASSROOTS
REALTY GROUP

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102, 19661 40 Street SE
Calgary, Alberta

MLS # A2249064



\$280,000

| | | | |
|-----------|------------------------------------|--------|------------------|
| Division: | Seton | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 495 sq.ft. | Age: | 2019 (6 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|-------------------------------------|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 304 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Composite Siding, Wood Frame | Zoning: | M-2 |
| Foundation: | - | Utilities: | - |
| Features: | No Smoking Home, Open Floorplan | | |

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|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Discover this exceptional fully upgraded one-bedroom condo located in Seton, one of Calgary's fastest-growing communities. Located within walking distance to the medical facilities including the renowned South Calgary Hospital, as well as recreational facilities like the Cineplex VIP movie theatre, the top-notch SETON YMCA, and scenic walking/biking paths. Smart originally designed with 9' ceilings open concept kitchen/living area with well organized wall area for a cozy fireplace and TV. Fully upgrated walk-in shower, quartz countertops in the kitchen and bathroom, vinyl plank and title flooring, and stainless steel appliances. This well-managed building with VERY REASONABLE CONDO FEES that include everything but electricity is the great property for the first-time buyers or someone looking for investment or downsize. Don't miss out on making this spacious, well appointed unit to be your new home.