



**GRASSROOTS**  
REALTY GROUP

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118, 19661 40 Street SE  
Calgary, Alberta

MLS # A2255854



**\$379,900**

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	884 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Heated Garage, Owned, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 636
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Welcome to this stylish corner unit with 2 bedrooms and 2 bathrooms, featuring 2 TITLED underground parking stalls and an assigned storage locker. This bright and modern 884 sq. ft. apartment offers an open layout with 9 ft. ceilings, luxury laminate and tile flooring, and marble quartz countertops. The kitchen includes full-height two-tone cabinets, a central island with bar seating, stainless steel appliances, and a classic tile backsplash. Enjoy the spacious dining area and sunny living room with wrap-around windows, leading to a large patio overlooking a peaceful zen garden&mdash;great for outdoor living with a gas BBQ line. The primary suite has a walk-in closet and a 5-piece ensuite with dual vanities, a soaker tub, and a tiled shower. The second bedroom can serve as a guest room or home office, with easy access to the second full bath. Additional features include new laminate flooring in the bedrooms, in-suite laundry, heated underground parking, and a heated driveway ramp. Located steps from South Health Campus, Seton Urban District, and the Seton YMCA, this home offers great walkability to shops, restaurants, recreation, and transit. Enjoy the best of urban living in Seton!