



GRASSROOTS
REALTY GROUP

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

418, 19661 40 Street SE
Calgary, Alberta

MLS # A2260242



\$374,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	889 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 605
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Experience upscale living in this exceptional 2-bedroom, 2-bathroom top-floor corner unit in Seton. Featuring soaring 11-ft ceilings and an open layout, this condo offers an inviting atmosphere and expansive city and mountain views from a large balcony with a gas line for grilling. The modern kitchen is a showpiece with quartz countertops, ceiling-height cabinets & pantry offer ample storage, a large island perfect for entertaining, stainless steel upgraded appliances, and an in-sink water filtration system. The spacious primary bedroom offers a tranquil retreat with Hunter-Douglas blackout blinds, a spa-like ensuite with double vanities, walk-in shower, soaker tub, and a custom California walk-in closet. The second bedroom features its own California closet, Hunter-Douglas blinds, and connects to a full bathroom. Extras include: entryway and hallway closets and a laundry closet with full-size washer & dryer, two parking stalls: one underground with storage, one surface stall steps from the stairs, central location near the South Health Campus, YMCA, high school, Superstore, Cineplex and more. This is luxury condo living at its finest—a rare find in Seton. Book your showing today!