



GRASSROOTS
REALTY GROUP

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102, 19661 40 Street SE
Calgary, Alberta

MLS # A2263978



\$259,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	512 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 304
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Quartz Counters		

Inclusions: n/a

Exceptional, turnkey value in this well upgraded unit in desirable Seton! Just steps to all amenities including restaurants, Seton YMCA, scenic walking & bike pathway system, Cineplex VIP, nightlife, shops, big box retailers, & the South Health Campus medical center! Leave the car at home and enjoy the relaxed atmosphere of Seton away from the hustle and bustle of Calgary's core. Like new unit, with a modern open plan and tall 9' ceilings. Substantially upgraded from the standard builder's package with deluxe stainless-steel appliances, quartz countertops throughout, stained wood feature wall, & built-in fireplace with tile clad full height surround! Upgraded full bathroom with custom marble style tilework & full body shower jets. Quiet, main floor unit with ground level patio ideal for pets! Luxury vinyl plank flooring throughout the unit, with designer chosen colors. In-suite laundry & heated underground parking + visitor spots. Ample parking for visitors & free street parking is nearby & abundant. Well managed building with very low condo fees, just pay electricity! Incredibly affordable home in a fantastic location in Seton, or a smart investment for someone looking to capitalize on proximity to the South Health Campus, Calgary's newest and state-of-the-art medical center.