



**GRASSROOTS**  
REALTY GROUP

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**19640 40 Street SE**  
**Calgary, Alberta**

**MLS # A2267829**



**\$430,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,299 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 296
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks, Storage		

<b>Inclusions:</b>	NA
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Offering nearly 1,300 sq. ft. of stylish living space, this beautifully maintained home blends comfort, function, and contemporary design. The open-concept main floor is perfect for both everyday living and entertaining, featuring a sleek kitchen with rich dark cabinetry, stainless steel appliances, and a spacious island with seating. Oversized windows fill the living and dining areas with natural light, while the private balcony provides a perfect spot to enjoy your morning coffee or evening BBQs. Upstairs, you’ll find two generous bedrooms, each with its own ensuite ideal for roommates, guests, or a dedicated home office setup. Convenient upper-floor laundry adds practicality to your daily routine, while the main-level powder room and attached garage offer extra comfort and ease. Perfectly located just steps from the South Health Campus, YMCA, shops, restaurants, and transit, this home delivers exceptional walkability and quick access to major routes. Whether you’re a first-time buyer, investor, or downsizer, you’ll love the style, space, and convenience this home provides. Move-in ready and waiting for you to enjoy the best of Seton living!