



GRASSROOTS
REALTY GROUP

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203, 19661 40 Street SE
Calgary, Alberta

MLS # A2269439



\$285,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	565 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 348
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: n/a

If you're looking for something that's low-maintenance and functional, efficient, and in a location that actually makes day-to-day life easier, this unit checks the boxes without any drama. • 2 real bedrooms. The second room has a full window and a proper door. Good for a home office, kid's room, or spare room — definitely, not a cave! Smart layout (564 sq ft used well). Open living space, 9-ft ceilings, and big windows. It feels bigger than the square footage, and the natural light is honestly the main feature here. Quality finishes that hold up. Quartz counters, wide-plank floors, stainless appliances. Nothing cheap or flimsy. Kitchen has a functional layout with a proper eating bar. In-suite laundry. Door closes, noise contained. Always a plus. Heated, titled, underground parking (Stall P277). No scraping windshields. No parking roulette. It's your spot, year-round. You also have access to bike storage. Ample parking for your visitors! A large glass railed balcony with a roughed in gas line and electrical outlet. Enough room to sit and actually use it, not just look at it. Excellent location in the heart of Seton SE. A mere walk from the new YMCA (largest in North America), South Health Campus, Calgary Public Library, restaurants, Seton Shopping Center, Superstore, Save on Foods, Mountain Equipment Co-op, multiple banks, Tim Horton's, Cineplex movie theater, schools, dog park, and so much more. And you're on Deerfoot Trail in under a minute. When the future LRT connects through, this will only get stronger in terms of ease and resale. Condo Fees: Reasonable. Covers heat, water, sewer, insurance, and reserve contributions. Pet-friendly. Rentals allowed. BBQs allowed. Nothing unusual or restrictive in the bylaws. At \$285,000, it's well-placed for Seton and for a true 2-bed with underground parking.

Strong first purchase, downsizing option, or rental property (low turnover area thanks to hospital and amenities). If you want it straight: this is a clean, practical unit in a location that's only getting better. No gimmicks, no oddities, just a well-kept condo that makes sense on paper and in real life.