

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

306, 19661 40 Street SE Calgary, Alberta

MLS # A2269721



\$279,900

Division: Seton Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit Size: 584 sq.ft. Age: 2020 (5 yrs old) **Beds:** Baths: Garage: Parkade, Titled, Underground Lot Size: Lot Feat:

Heating: Water: Baseboard, Natural Gas Floors: Sewer: Laminate Roof: Condo Fee: \$ 401 Flat **Basement:** LLD: Exterior: Zoning: Composite Siding M-2 Foundation: **Utilities:**

Features: See Remarks

Inclusions: n/a

Modern South-Facing Condo in Seton — Stylish, Bright & Move-In Ready - Welcome to your new home in Seton, one of Calgary's most vibrant and award-winning communities! This beautifully designed 1 Bedroom + Den, 1 Bathroom condo blends style, comfort, and convenience into one perfect package. Step inside and you'll be greeted by a bright open-concept layout with 9-foot ceilings and large windows that fill the space with natural light. The modern kitchen features quartz countertops, stainless steel appliances, and a spacious island perfect for entertaining or casual meals. The den offers a versatile workspace or reading nook, while the primary bedroom provides a peaceful retreat with plenty of closet space. The south-facing balcony invites you to soak in the sunshine and enjoy morning coffee or evening BBQs with a tranquil view. You'll stay cool all summer with air conditioning, and enjoy the convenience of in-suite laundry, titled underground heated parking. Located just steps from the South Health Campus, Brookfield YMCA, and Seton's urban district with restaurants, cafés, shops, and movie theatres — everything you need is right at your doorstep.