



GRASSROOTS
REALTY GROUP

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118, 19661 40 Street SE
Calgary, Alberta

MLS # A2286271



\$369,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	884 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Heated Garage, Owned, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 636
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Welcome to this bright CORNER UNIT 2-bed, 2-bath offering a combination of SE and NW exposure, an EXTRA LARGE , COVERED GROUND-FLOOR PATIO overlooking a LANDSCAPED ZEN GARDEN , and TWO TITLED UNDERGROUND PARKING STALLS just steps from your door. This home offers excellent natural light and feels larger than its footprint thanks to windows on two sides, bringing in soft north-west light from the garden and bright south-east morning light through the day. The layout is pet-friendly, efficient and functional, with well-separated bedrooms and bathrooms, including recent upgrades to full laminate flooring throughout the bedrooms and WALK-IN CLOSETS for clean, modern, cohesive and low-maintenance living. Features: • Two Titled Underground Parking Stalls with prime access near the unit • Storage Locker directly in front of parking • Private Corner-Unit setting in a quiet, well-maintained low-rise building • Landscaped Grounds with Snow Removal and Pet Relief Areas Located in Seton just minutes to shopping, dining, South Health Campus, major roadways, and the Seton YMCA only two blocks away. A fantastic single-level home with a LARGE OUTDOOR LIVING SPACE, QUICK UNDERGROUND ACCESS, and a Turnkey Experience with Light and Lifestyle in one of Calgary's most popular communities.