



19632 40 Street SE
Calgary, Alberta

MLS # A2287817



\$424,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,391 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Faces Rear, Insulated, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Interior Lot, Level, Low Maintenance Landsc		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 314
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Island (neg), TV wall cabinet		

QUICK POSSESSION | DUAL PRIMARY SUITES | INDOOR PARKING – PLUS MAIN FLOOR DEN This trendy and spacious air-conditioned three-storey townhome in the desirable community of Seton offers outstanding value, a stylish modern design, and a convenient location close to transit, shopping, schools, walking paths, green spaces, dog parks, YMCA and more. Designed for both comfort and functionality, this home is ideal for professionals, families, or investors looking for low-maintenance living in a vibrant urban setting. The entry-level welcomes you with a large front foyer, a versatile hobby room or home office, extra storage space, and convenient access to the attached garage. The upper main level features an open-concept living space with luxury vinyl plank flooring and abundant natural light, creating a warm and inviting atmosphere. The spacious living room flows seamlessly into the well-appointed kitchen and dining area, making this home perfect for relaxing evenings or entertaining guests. The kitchen is a true standout, featuring white shaker-style cabinetry, quartz countertops, a stunning tile backsplash, upgraded stainless steel appliances, and a dramatic peninsula island with a flush eating bar and undermount sink. Just off the front living area, a sizeable west-facing balcony offers the ideal space for outdoor enjoyment with a covered BBQ area and peaceful mountain views. Upstairs, the home continues to impress with two generously sized primary bedrooms with private en-suites, a laundry closet with a stacked washer and dryer. The main primary suite is thoughtfully designed and includes a large walk-in closet and a luxurious private ensuite featuring quartz countertops and a glass-enclosed walk-in shower. This beautiful home combines contemporary aesthetics with everyday practicality, showcasing a modern décor palette,

smart layout, and quality finishings throughout. With low-maintenance living, thoughtful upgrades, and unbeatable convenience, this property offers a fantastic opportunity to move into a vibrant and growing community. Seton is more than a neighbourhood—it's a lifestyle. Live healthy and connected in a thriving, walkable community where you're minutes from the South Health Campus, the world's largest YMCA, green spaces, transit, and the upcoming LRT extension. Whether you're commuting, working remotely, or enjoying your downtime, Seton offers it all. A spring 2026 possession date is available—don't miss your chance to make this stylish townhome your own. Contact your friendly REALTOR® today to arrange your private showing and experience all that this home and Seton have to offer!