



416, 19621 40 Street SE  
Calgary, Alberta

MLS # A2297154



**\$259,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	489 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 371
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to your dream home in Seton, Calgary! Located at 19621 40 St SE, this exceptional top-floor unit combines modern elegance with a vibrant community atmosphere, making it the perfect place to call home. Seton is one of Calgary's most sought-after neighborhoods, known for its family-friendly community and unbeatable convenience. Just minutes away, you'll find the Seton Urban District, offering a wide array of shopping, dining, and entertainment options, along with the Seton YMCA and South Health Campus. This beautifully designed 1-bedroom, 1-bathroom residence offers a bright and open-concept layout, perfectly blending style and functionality. The modern kitchen features sleek cabinetry, stainless steel appliances, and ample counter space, flowing seamlessly into the sun-drenched living area, ideal for relaxing or entertaining. Perched on the top floor with desirable west exposure, this unit is flooded with natural light and showcases stunning, unobstructed mountain views, the perfect backdrop for your evening sunsets. The primary bedroom is thoughtfully designed for comfort, while the well-appointed bathroom offers a clean, contemporary finish with large bonus linen storage behind the door. Additional highlights include in-suite laundry, A/C rough-in, uncovered balcony and designer finishings. This home also offers exceptional value with two storage options, a convenient storage cage located on the same floor as the unit, plus an additional underground parking stall complete with a storage cage behind it, providing ample room for all your needs. Enjoy low-maintenance living in a thriving community with everything at your doorstep. Whether you're a first-time buyer, investor, or downsizer, this unit checks all the boxes. Don't miss your chance to own this stunning top-floor condo with incredible mountain views in the

heart of Seton. VIRTUAL TOUR AVAILABLE!