



**401, 19621 40 Street SE
Calgary, Alberta**

MLS # A2142166



\$429,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	752 sq.ft.	Age:	2019 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Insulated, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Membrane, Rubber	Condo Fee:	\$ 478
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: 2 Portable Air Conditioners, 2 Tower Fans, 3 wall mounted televisions and mounts

BONUS: SELLER TO PAY 1 YEAR CONDO FEES ON BEHALF OF THE BUYER! Welcome to the top floor suite 401 in Stile Seton. It has two of everything: 2 bedrooms, 2 bathrooms, 2 parking, 2 storage. 2 portable A/C units and 2 tower fans keeping it cool. Parking and storage are titled. This well-laid out floorplan provides privacy with each bedroom and bathroom separated by the open plan living area. The kitchen's peninsula seats 4 people comfortably, and adds abundant counter space. Quartz countertops, Whirlpool stainless steel appliances, and a large double sink add to your daily experience of luxury. The living area is a comfortable space to lounge and enjoy the views or watch your favorite program on the wall-mounted television. The primary bedroom has an ensuite and a walk-in closet. The primary bathroom features dual sinks, a soaking tub and separate glass-walled shower. The second bathroom has a glass-walled shower and has dual access, either directly from the second bedroom or the entry hall. The laundry room and a linen closet provide additional storage. Heat is included in the monthly condo fee. Generous-size windows bring in natural light throughout and lovely vistas to the south. The balcony offers expansive views and has a natural gas hookup for your BBQ. The titled storage locker is located on the 4th floor, just down the hall from the suite. An additional storage cage for skis, surfboard or other taller items is in front of one of the two titled heated, secure, underground parking stalls. Stile Seton is located next to The Seton Urban District - one of the most comprehensive mixed-use developments in North America. Seton has been voted Calgary's Community of the Year – two years in a row! Seton is the perfect location to be close to…everything! The world's largest YMCA – Brookfield Residential YMCA at Seton

– is a short 13-min walk away, featuring a competitive aquatics centre, leisure pool, fitness campus, sports facilities including multiple indoor ice rinks and gymnasiums, theatre, a licensed child care facility, and a full-serve Calgary Public Library. It’s an easy walk to the new hospital - South Health Campus - and Seton Professional Centre, as well as shopping, restaurants, and coffee shops. It’s an enticing lifestyle—everything you need is nearby. Own this stunning condo, stop paying rent, and start building equity now!