



113, 19661 40 Street SE
Calgary, Alberta

MLS # A2144965



\$285,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	585 sq.ft.	Age:	2019 (5 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 342
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: N/A

1 bed, 1 bath PLUS DEN main floor unit with a private, sunny, and spacious WEST-FACING PATIO feels more like a private residence than a condo. Complete with a TITLED HEATED UNDERGROUND PARKING STALL and ample visitor and street parking surrounding this charming well-run complex. Located within walking distance to every amenity from grocery stores, pubs, and restaurants, to the Cineplex VIP movie theatre, medical facilities including the renowned South Calgary Hospital, as well as recreational facilities like the top-notch SETON YMCA and scenic walking/biking paths, allowing for a convenient and relaxed lifestyle. Featuring a welcoming foyer and a spacious, open-concept living area with 9' ceilings, this unit boasts modern vinyl plank flooring, sleek white cabinets, a stylish eating bar, elegant quartz counters, and stainless steel appliances. This beautiful well-managed building is pet friendly with VERY REASONABLE CONDO FEES that include everything but electricity, it is the perfect property for all types of buyers, whether a first-time buyer, someone looking to downsize, or an investor. Book your showing today and experience it for yourself and check out the 3D tour