312, 19621 40 Street SE
Calgary, Alberta

MLS # A2171239

$389,900

Division:	Seton
Type:	Residential/Low Rise (2-4 stories)
Style:	Low-Rise(1-4)

Size:	888 sq.ft.	**Age:**	2020 (4 yrs old)
Beds:	2	**Baths:**	2

Garage:	Heated Garage, Owned, Secured, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard		**Water:**	-
Floors:	Carpet, Vinyl Plank		**Sewer:**	-
Roof:	Membrane, Rubber		**Condo Fee:**	$ 570
Basement:	-		**LLD:**	-
Exterior:	Brick, Composite Siding, Wood Frame		**Zoning:**	M-2
Foundation:	-		**Utilities:**	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)			

Inclusions:	building & parkade fobs, door and mail keys

WELCOME TO THIS MODERN CORNER CONDO UNIT, TONS OF NATURAL LIGHT, HIGH CEILINGS, 2 BEDROOMS, 2 BATHS, IN SUITE LAUNDRY, WRAP AROUND BALCONY WITH MOUNTAIN VIEW, UNDERGROUND HEATED PARKING STALL WITH STORAGE AREA, PET FRIENDLY - DOGS ALLOWED, HEAT, WATER, GARBAGE DISPOSAL & BUILDING INSURANCE INCLUDED. Seton has a hip urban feel to it - stroll to cafes, pubs, restaurants, movie theatre, shops, grocery and much more. 2 minute walk to South Health Campus Hospital and 5 minutes to YMCA fitness facility & Community Centre with Public library. Shows 10/10 - sleek interior with neutral pallette, tall cupboards, quartz counter tops, chefs kitchen, large island and luxurious bathrooms. Smart layout - private foyer and bedrooms on opposite ends of eachother with kitchen, living & dining room centrally located. Primary bedroom can accomodate a KIng sized bed, luxurious bathroom with his & her sinks, soaker tub, separate shower and walk in closet. Secondary bedroom has cheater door to main bathroom and large closet with West facing window. Natural gas hookup for BBQ and space to enjoy a cup of coffee or evening drink with a mountain view. Secure heated underground parkade with private parking stall P#120, gorgeous front lobby and plenty of visitor parking. Building security cameras monitored 24/7. Come see this gorgeous condo and be wowed by Seton’s amenities!