



207, 19661 40 Street SE  
Calgary, Alberta

MLS # A2171542



**\$289,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                              |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment                          |               |                  |
| <b>Size:</b>     | 586 sq.ft.                         | <b>Age:</b>   | 2020 (4 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Stall                              |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Membrane   | <b>Condo Fee:</b> | \$ 362 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Composite Siding, Wood Frame  | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows |                   |        |

**Inclusions:** None

Welcome to your retreat in the heart of Seton! This 1-bedroom, 1-bathroom + den apartment perfectly balances convenience and comfort. Nestled in a sought-after neighborhood, it's just steps away from a variety of amenities, making it an ideal opportunity for first-time buyers or investors seeking a turnkey property. Recently painted, the home features a beautiful kitchen with two-tone cabinetry - light grey lower cabinets paired with white upper cabinets and quartz countertops. Stainless-steel appliances and a pantry enhance its functionality, while the spacious peninsula island offers extra seating and storage. The kitchen flows effortlessly into the dining and living areas, creating an inviting space for hosting guests or unwinding after a long day. This south-facing unit is bathed in natural light thanks to large windows in the living room. The generous primary bedroom includes a large closet and a window overlooking the balcony. The den offers versatility as a home office, media space, or extra storage or guest room. Completing the unit is a 4-piece bathroom and a utility room with in-suite laundry and additional storage for everyday convenience. Enjoy summer barbecues or relax on your sunny south-facing balcony. The property also includes a separate storage locker and a titled parking stall. If you have pets, they are welcome! This building allows 2 dogs, 2 cats or one of each! Located just a short walk from the largest YMCA in North America, South Health Campus, and the Seton Retail District, this stunning property is not to be missed. Seize this chance to own a beautiful home and start building your equity today!