



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

**MLS # A2185870**



**\$415,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Penthouse		
<b>Size:</b>	757 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	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>	-	<b>Condo Fee:</b>	\$ 535
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**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:** Portable Air Conditioner, Two Tower Fans

Welcome to top-floor Suite 401 in Stile Seton, offering 2 of everything: bedrooms, bathrooms, parking stalls, storage spaces, portable A/C units, and tower fans. Titled parking and storage add convenience. This smartly designed floor plan ensures privacy, with bedrooms and bathrooms separated by the open-concept living area. The kitchen features a peninsula that seats 4, quartz countertops, Whirlpool stainless steel appliances, and a double sink for everyday luxury. The primary suite boasts a walk-in closet and an ensuite with dual sinks, a soaking tub, and a glass-walled shower. The second bathroom, accessible from the second bedroom or hallway, includes another glass-walled shower. Natural light fills the space through large south-facing windows. Step onto the balcony to enjoy expansive views, complete with a natural gas BBQ hookup. Additional perks include in-suite laundry, a linen closet, a titled storage locker just down the hall, and a second storage cage for larger items in the heated, secure underground parking. Stile Seton is steps from Seton Urban District—voted Calgary’s Community of the Year twice! Walk to the world’s largest YMCA, South Health Campus, shopping, dining, and entertainment. This is more than a home; it’s a lifestyle. Stop renting and start building equity today!