



202, 19621 40 Street SE
Calgary, Alberta

MLS # A2190136



\$264,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	491 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 311
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: n/a

Welcome to #202, 19621 40 Street SE – your new home in the vibrant community of Seton! Nestled on the second floor, this beautiful 1-bedroom condo offers over 490 sq ft of thoughtfully designed living space. The open-concept layout creates a bright and welcoming atmosphere, perfect for modern living. The kitchen features two-tone cabinetry, a central island with sleek quartz countertops, and stainless steel appliances, making it as stylish as it is functional. Durable laminate flooring and a well-planned design ensure both practicality and elegance. Relax in the spacious living room that flows seamlessly to a private south-facing balcony – the ideal spot to unwind with room for seating and a table. The four-piece bathroom includes a tub/shower combo and a spacious vanity with an undermount sink. Pride of ownership is evident throughout this well-maintained complex, and with easy access to Deerfoot, Stoney, and 52nd Street, you're close to everything you need. Seton offers community schools, shopping, parks, walking paths, and convenient transit options right outside your door. This green-built, energy-efficient complex is perfect for both homeowners and investors. Additional features include one outdoor parking stall (#213), ample visitor parking, and a storage locker (#54) for all your extra items. Don't miss out on this fantastic opportunity – schedule your private showing today! Directions: