



GRASSROOTS
REALTY GROUP

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308, 19621 40 Street SE
Calgary, Alberta

MLS # A2197035



\$279,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	587 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 383
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: N/A

Welcome to 308 - 19621 40 Street SE in Seton, one of Calgary's most sought-after communities. This 1-bedroom, 1-bathroom + den apartment perfectly balances convenience and comfort. This is an exceptional opportunity for investors or first-time homebuyers looking to build equity and leave renting behind. This condo boasts a thoughtfully designed open-concept layout, with a modern kitchen seamlessly connecting to the living and dining areas. High-end finishes, including stainless steel appliances, quartz countertops, 9-foot ceilings, and large windows, add elegance and brightness to the space. The unit features a spacious bedroom, a full 4-piece bathroom, and in-suite laundry for added convenience. The den offers versatility as a home office, media space, or extra storage or guest room. AC rough-in was installed by the builder to make it easy to fix the air conditioning unit in the future. The property also includes an underground heated titled parking stall #181. Situated in the vibrant Seton community, this condo offers incredible access to top amenities. The Brookfield Residential YMCA at Seton, a world-class facility, is just a 13-minute walk away and includes a full aquatics center, leisure pool, fitness areas, ice rinks, gyms, a theater, licensed childcare, and a public library. The South Health Campus is only a 10-minute walk, making it ideal for healthcare professionals. Just two blocks away, Seton Shopping District offers easy access to grocery stores, a variety of dining options, a Cineplex VIP cinema, cafes, fitness centers, and more. Call your agent and book your showing today!