



GRASSROOTS
REALTY GROUP

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205, 19661 40 Street SE
Calgary, Alberta

MLS # A2197645



\$369,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	886 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 564
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows		
Inclusions:	None		

Step into sophisticated comfort with this stunning 2-bedroom, 2-bathroom corner unit, a true gem in Seton! Boasting 885 square feet of thoughtfully designed space, this home showcases modern elegance with luxury vinyl plank flooring, marble-finish quartz countertops, chic lighting, and ample storage. The open-concept kitchen and dining area is perfect for entertaining, featuring sleek two-tone, ceiling-height cabinetry that adds a touch of refinement. Sunlight pours into the spacious living area, which seamlessly extends onto an oversized private covered balcony, complete with a built-in gas line—ideal for outdoor relaxation. The primary suite is a retreat of its own, offering a spa-inspired 5-piece ensuite with a separate tub and shower, double sinks, and a generous walk-in closet. A well-sized second bedroom is conveniently connected to a stylish 3-piece main bath, making it perfect for guests. Additional perks include in-suite laundry, titled parking, and access to a meticulously maintained building with beautifully landscaped grounds, visitor parking, and affordable condo fees. Situated in a prime location, this unit provides effortless access to local amenities and major thoroughfares, making it a truly unbeatable opportunity. Don't miss your chance to call this exceptional home yours!