

19640 40 Street SE  
Calgary, Alberta

MLS # A2230493



**\$445,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,299 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 296
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks, Storage		

**Inclusions:** NA

Welcome to this bright and stylish 2-bedroom, 2.5-bathroom townhome in the vibrant community of Seton. Offering approximately 1,300 sq ft of modern living space, this beautifully maintained home features an open-concept main floor that is perfect for both daily living and entertaining. The kitchen impresses with sleek dark cabinetry, stainless steel appliances, and a large island with seating. The spacious living and dining areas are flooded with natural light from oversized windows and open onto a private balcony—ideal for your morning coffee or summer BBQs. Upstairs, you’ll find two generously sized bedrooms, each with its own ensuite, providing the perfect setup for roommates, guests, or a home office. Upper floor laundry completes the upstairs level. The main floor also includes a convenient powder room, and the home offers the added benefit of an attached garage for secure parking and extra storage. Located just steps from South Health Campus, the YMCA, shopping, restaurants, and with easy access to major roadways, this home offers unbeatable convenience in one of Calgary’s fastest-growing neighbourhoods. Move in and enjoy everything Seton has to offer!