

**414, 19661 40 Street SE  
Calgary, Alberta**

**MLS # A2239008**



**\$280,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                              |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 586 sq.ft.                         | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Stall, Underground                 |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                                                                                             |                   |        |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                                                                                                   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Hardwood                                                                                                                                                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                                                                           | <b>Condo Fee:</b> | \$ 390 |
| <b>Basement:</b>   | -                                                                                                                                                                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Composite Siding, Wood Frame                                                                                                                                         | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                                                                                                                                                                           | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A                                                                                                                                                                         |                   |        |

Experience elevated living in this exquisite top-floor condo, ideally located in the heart of Calgary's vibrant Seton community. This thoughtfully designed 1-bedroom + den, 1-bathroom unit offers a modern, open-concept layout with soaring 9-foot ceilings and an abundance of natural light. The spacious primary bedroom features a walk-through closet that flows seamlessly into a well-appointed bathroom, blending privacy with practicality. The versatile den is perfect for working from home, setting up a study area, or creating a cozy reading nook offering flexible space to fit your lifestyle. Step into the stylish kitchen, complete with stainless steel appliances, sleek quartz countertops, and a center island perfect for entertaining or casual meals. High-end laminate flooring adds both elegance and durability throughout the living space. Enjoy your morning coffee or evening wine on the private west-facing balcony, ideal for taking in warm afternoon sun and beautiful prairie sunsets. This home also includes one titled underground parking stall and a conveniently located storage locker on the same floor, ideal for easy access to your belongings. Perfectly positioned close to the South Health Campus, shopping, dining, entertainment, and transit, this immaculate unit offers a rare combination of comfort, sophistication, and convenience. Unit comes with Air Conditioning! Don't miss your opportunity to own a premium property in one of Calgary's fastest-growing and most desirable communities—Seton living starts here!