

**411, 19621 40 Street SE  
Calgary, Alberta**

**MLS # A2254860**



**\$265,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                              |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 579 sq.ft.                         | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                     |                   |        |
|--------------------|-------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl                       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                   | <b>Condo Fee:</b> | \$ 383 |
| <b>Basement:</b>   | -                                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Stone, Wood Frame | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                                   | <b>Utilities:</b> | -      |

**Features:** Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage

**Inclusions:** 2 TV's & 2 Wall mounts for the TV's

FABULOUS TOP-FLOOR CONDO IN SETON! Welcome to this stylish 1 Bedroom + Den, 1 Bathroom in one of Calgary's most vibrant communities. Designed with comfort and convenience in mind, this OPEN-CONCEPT home has everything you need for modern living. The kitchen overlooks the living and dining areas, making it easy to stay connected while cooking or entertaining. A peninsula island seats 2&ndash;3 comfortably, perfect for casual dining, while the dedicated dining area offers space for more intimate meals. The kitchen is finished with quartz countertops, stainless steel appliances, and a large DOUBLE sink, blending function with luxury. Polished concrete-look vinyl flooring throughout most areas, adds a sleek, modern vibe. The floor plan is well thought out, featuring a bright primary bedroom, a full 3pc bathroom with a beautifully tiled shower, and a cozy den/office ideal for working from home. Additional highlights include in-suite laundry, a pantry, and a linen closet for extra storage. Step outside to your PRIVATE BALCONY with GAS HOOKUP for your barbeque, perfectly positioned to overlook the PEACEFUL GREENSPACE&mdash;a tranquil spot to enjoy your morning coffee or unwind at the end of the day. This home also includes a TITLED HEATED UNDERGROUND PARKING STALL&mdash;no more scraping snow in winter&mdash;and HEAT INCLUDED in the monthly condominium fee, keeping bills simple and affordable. Living in Seton means being close to everything. Just a short walk away is the award-winning Brookfield Residential YMCA, the LARGEST YMCA IN THE WORLD, offering an aquatics centre, ice rinks, gymnasiums, fitness facilities, a theatre, childcare, and a full-service library. The SOUTH HEALTH CAMPUS and Seton Professional Centre are also nearby, along with shopping, restaurants,

coffee shops, and services—all within minutes. SETON has twice been voted CALGARY'S COMMUNITY OF THE YEAR, and it is easy to see why. This location offers an unbeatable lifestyle, whether you are a first-time buyer, or downsizer Start building equity today in this beautiful, MOVE IN READY condominium with GREENSPACE VIEWS and ZERO NEIGHBOURS ABOVE! enjoy everything Seton has to offer.