

**316, 19621 40 Street SE  
Calgary, Alberta****MLS # A2255331****\$255,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	539 sq.ft.	<b>Age:</b>	2018 (7 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	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 348
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Vinyl Windows		

**Inclusions:** None

This bright and modern 1-bedroom, 1-bath condo with titled underground parking offers incredible value at just \$255,000 and the best part? Owning here could cost you almost the same as renting! Located in Seton, one of Calgary's fastest-growing, award-winning communities, this home places you steps from the Urban District, where you'll find grocery stores, cafés, restaurants, entertainment, medical offices, and everyday conveniences. The South Health Campus, the world's largest YMCA, and Superstore are all within walking distance, making this a truly walkable, car-optional lifestyle. As a Seton homeowner, you'll also enjoy access to the Seton HOA with year-round amenities: splash park, skating pad, fire pit, adventure trails, sports courts, pickleball and tennis, playgrounds, picnic shelters, and even an amphitheatre. Families and residents benefit from programs like yoga, dance, soccer, musical theatre, and more, all at discounted rates with early registration. This isn't just a home, it's a community you'll love to belong to. Inside the unit, you'll find: an open-concept layout with plenty of natural light, a modern kitchen with quartz countertops, ceiling-high cabinetry, stainless steel appliances & a peninsula with breakfast bar, a spacious living/dining area with access to your private balcony with gas hookup, perfect for summer BBQs, a cozy bedroom with large built-in closet, wallpaper accent wall & built-in lamps, a 4-piece bathroom with quartz vanity, soaker tub & tile flooring, in-suite laundry with stackable washer/dryer, titled underground parking. Perfect for first-time buyers or investors, this condo combines stylish finishes, unbeatable amenities, and an incredible location.