

**306, 19661 40 Street SE
Calgary, Alberta**

MLS # A2269721

\$279,900



Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	584 sq.ft.	Age:	2020 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 401
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions:	n/a
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Modern South-Facing Condo in Seton — Stylish, Bright & Move-In Ready - Welcome to your new home in Seton, one of Calgary's most vibrant and award-winning communities! This beautifully designed 1 Bedroom + Den, 1 Bathroom condo blends style, comfort, and convenience into one perfect package. Step inside and you'll be greeted by a bright open-concept layout with 9-foot ceilings and large windows that fill the space with natural light. The modern kitchen features quartz countertops, stainless steel appliances, and a spacious island perfect for entertaining or casual meals. The den offers a versatile workspace or reading nook, while the primary bedroom provides a peaceful retreat with plenty of closet space. The south-facing balcony invites you to soak in the sunshine and enjoy morning coffee or evening BBQs with a tranquil view. You'll stay cool all summer with air conditioning, and enjoy the convenience of in-suite laundry, titled underground heated parking. Located just steps from the South Health Campus, Brookfield YMCA, and Seton's urban district with restaurants, cafés, shops, and movie theatres — everything you need is right at your doorstep.