

**411, 19661 40 Street SE
Calgary, Alberta**

MLS # A2201539



\$274,500

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	586 sq.ft.	Age:	2020 (5 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 383
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Attention first-time home buyers and investors! Welcome to this stunning Boho Chic-inspired condo in vibrant Seton! Offering 1 bedroom + den and 586 sq ft of stylish living space, this top-floor unit boasts breathtaking mountain views from your private balcony. The unique Moroccan-themed design, with golden fixtures and custom details, brings a sense of warmth and elegance to every room. Step into your dream kitchen and be impressed with a marble quartz island that serves as the centerpiece. The soft-close designer cabinets, adorned with golden hardware, add a touch of luxury, perfectly complemented by the full set of stainless steel appliances. This condo features an open-concept floor plan enhanced by 9-foot ceilings, creating an airy and spacious feel. The rich mix of carpet, tile, and laminate flooring adds texture and flow, ensuring every space feels homey and inviting. The spacious den offers plenty of room for an office, extra storage, a cozy guest room, or a nest for a newborn/toddler kid room. Stay comfortable with water baseboard heating and the rough-in for future air conditioning installation. For peace of mind, the building has a surveillance system featuring cameras at all levels and entrances. Additional features include a titled underground parking and secured bike storage, providing all the conveniences for your busy lifestyle. With the fantastic location within steps of modern amenities, including the world-class YMCA, South Health Campus, shopping, dining, movie theatres, and quick access to Stoney Trail and Deerfoot, this suite is a winner! This apartment is more than just a home; it's a lifestyle waiting to be embraced. Don't miss out on this rare opportunity, and schedule your viewing today!