

# \$259,000 - 302, 19661 40 Street Se, Calgary

MLS® #A2187281

**\$259,000**

1 Bedroom, 1.00 Bathroom, 495 sqft  
Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome home to Seton, one of Calgary's most sought-after communities. This 1-bedroom, 1-bathroom apartment is an exceptional opportunity for investors or first-time homebuyers looking to build equity and leave renting behind. Built in 2020, this condo boasts a thoughtfully designed open-concept layout, with a modern kitchen seamlessly connecting to the living and dining areas. High-end finishes, including stainless steel appliances, quartz countertops, 9-foot ceilings, and large windows, add elegance and brightness to the space. The unit features a spacious bedroom, a full 4-piece bathroom, and in-suite laundry for added convenience. Low monthly condo fees cover heat, water/sewer, and building insurance, and the unit includes a titled outdoor parking spot (#217). Situated in the vibrant Seton community, this condo offers incredible access to top amenities. The Brookfield Residential YMCA at Seton, a world-class facility, is just a 13-minute walk away and includes a full aquatics center, leisure pool, fitness areas, ice rinks, gyms, a theater, licensed childcare, and a public library. The South Health Campus is only a 10-minute walk, making it ideal for healthcare professionals. Just two blocks away, Seton Shopping District offers easy access to grocery stores, a variety of dining options, a Cineplex VIP cinema, cafes, fitness centers, and more. Embrace the best of urban condo living—don't miss your chance to own this stylish and well-connected home!



Built in 2020

## Essential Information

MLS® #	A2187281
Price	\$259,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	495
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

## Community Information

Address	302, 19661 40 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3H3

## Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
-------------------	---------

Roof	Membrane
Construction	Brick, Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 14th, 2025
Days on Market	88
Zoning	M-2

### **Listing Details**

Listing Office	TrustPro Realty
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.