

# \$279,000 - 308, 19621 40 Street Se, Calgary

MLS® #A2197035

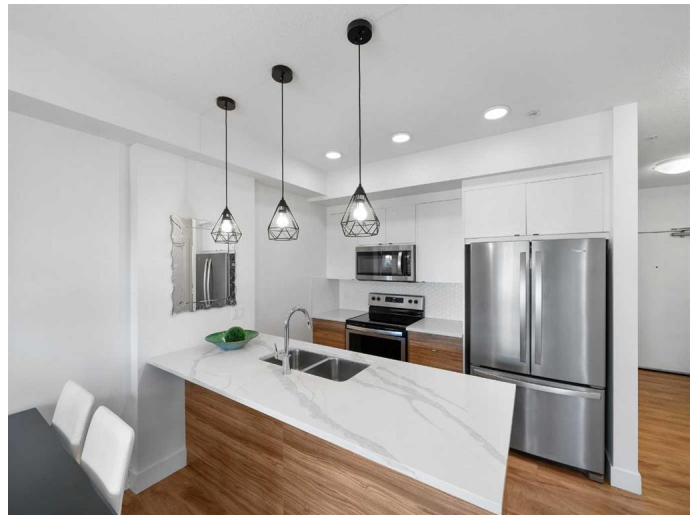
## \$279,000

1 Bedroom, 1.00 Bathroom, 587 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to 308 - 19621 40 Street SE in Seton, one of Calgary's most sought-after communities. This 1-bedroom, 1-bathroom + den apartment perfectly balances convenience and comfort. This is an exceptional opportunity for investors or first-time homebuyers looking to build equity and leave renting behind. 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. The den offers versatility as a home office, media space, or extra storage or guest room. AC rough-in was installed by the builder to make it easy to fix the air conditioning unit in the future. The property also includes an underground heated titled parking stall #181. 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. Call your agent and book your showing today!

Built in 2018

### **Essential Information**

MLS® #	A2197035
Price	\$279,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	587
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	308, 19621 40 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3B2

### **Amenities**

Amenities	Elevator(s), Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Underground, Stall, Titled

### **Interior**

Interior Features	Vinyl Windows, Quartz Counters, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard

Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Flat Torch Membrane
Construction	Composite Siding, Wood Frame

### Additional Information

Date Listed	February 28th, 2025
Days on Market	62
Zoning	M-2
HOA Fees	375
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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