

405, 19661 40 Street SE  
Calgary, Alberta

MLS # A2257138



# \$409,900

|                  |                                                  |               |                  |
|------------------|--------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                                            |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)               |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                      |               |                  |
| <b>Size:</b>     | 881 sq.ft.                                       | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 2                                                | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Additional Parking, Parkade, Titled, 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> | \$ 615 |
| <b>Basement:</b>   | -                            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Wood Frame | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                            | <b>Utilities:</b> | -      |

**Features:** Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)

**Inclusions:** NA

YOU DON'T WANT TO MISS THIS! Discover upscale urban living in this rare top-floor, corner unit in the heart of Seton—one of Calgary's most vibrant and amenity-rich communities. Boasting nearly 11-foot ceilings, this 2-bedroom, 2-bathroom home feels open and airy, flooding with natural light from its expansive corner windows. The modern floor plan is designed for both comfort and entertaining. A spacious kitchen showcases stainless steel appliances, quartz countertops, sleek cabinetry, and a large island, perfect for cooking or gathering with friends. High-end laminate flooring throughout ties the space together with a warm, stylish finish. The primary suite includes a generous walk-in closet and a private ensuite for your own retreat, while the second bedroom features a cheater ensuite, ideal for family or guests. Practicality meets luxury with TWO titled underground parking stalls—a rare find that ensures year-round comfort and convenience. Even better, this home comes with not just one, but TWO storage lockers, giving you extra space for seasonal items, sports equipment, or household overflow. With rising storage rental costs in Calgary, this added value translates directly into ongoing savings and peace of mind. Seton is known as Calgary's "downtown of the south," offering everything you need right at your doorstep. Enjoy trendy restaurants and bars, coffee shops, and everyday essentials just steps away. Meet friends for brunch at Red's Diner, catch a movie, or take advantage of quick access to South Health Campus. With shopping, fitness facilities, and an energetic community vibe, you'll love the lifestyle this location provides. This is more than a home—it's a complete lifestyle upgrade. Don't miss your chance to own this exceptional top-floor corner unit in

Seton!