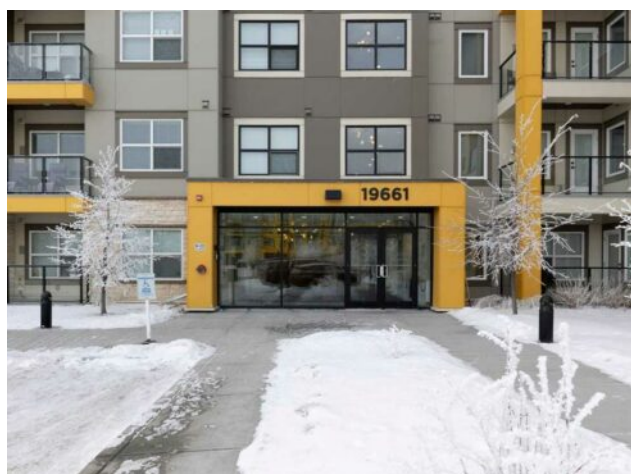


217, 19661 40 Street SE
Calgary, Alberta

MLS # A2277298



\$359,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	885 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 590
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV Mounting bracket, White attached shelf in living room

DISCOVER THS BRIGHT, WELL-MAINTAINED, OPEN-CONCEPT, CORNER CONDO LOCATED IN THE COMMUNITY OF SETON boasting modern finishes, 9-foot ceilings, and expansive natural light from large windows. The spacious layout centers around a bright dining area and a convenient kitchen layout featuring a LARGE CENTRAL ISLAND, STYLISH CABINETS, QUARTZ COUNTERTOPS, and STAINLESS STEEL APPLIANCES... perfect for everyday meals or entertaining guests. Retreat to the comfortable primary bedroom, complete with a walk-in closet and a luxurious 5-PIECE ENSUITE. This unit also includes a second 4 piece bathroom, ensuring comfort and convenience for guests or roommates. Step outside to a LARGE BALCONY that extends your living space outdoors, while the convenience of UNDERGROUND TITLED PARKING and a TITLED STORAGE LOCKER adds practical appeal. Located in excellent community of Seton, you'll be walking distance to essential amenities including South Health Campus, JCS High School, YMCA, Superstore, Cineplex, banks, restaurants, and professional services, with quick and easy access to Deerfoot Trail for commuting and exploring the area. DON'T MISS THE OPPORTUNITY to own this bright, modern home that blends comfort, style, and an unbeatable location. BOOK YOUR SHOWING TODAY!