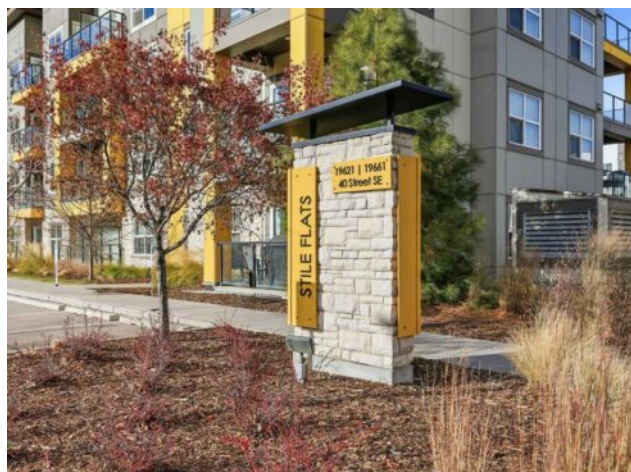


203, 19661 40 Street SE  
Calgary, Alberta

MLS # A2280548



# \$274,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	565 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 348
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: n/a

If you're looking for something that's low-maintenance and functional, efficient, and in a location that actually makes day-to-day life easier, this unit checks the boxes without any drama. The primary bedroom is adequate size, with large, bright windows with abundant natural light. The second room/den/nursery/guest retreat, has a sized full window allowing for the same light-filled, comfortable environment. A smart layout (564 sq ft used well). Open living space, 9-ft ceilings, and big windows. It feels much larger than the square footage! Quality finishes that hold up. Quartz counters, wide-plank floors, stainless appliances. Nothing cheap or flimsy. Kitchen has a functional layout with a proper eating bar. In-suite, full-sized, stacked laundry. Door closes, noise contained. Always a plus. Heated, titled, underground parking (Stall P277). No scraping windshields. No parking roulette. It's your spot, year-round. You also have access to bike storage. Ample parking for your visitors! A large glass railed balcony with a roughed in gas line and electrical outlet. Enough room to sit and actually use it, not just look at it. Excellent location in the heart of Seton SE. A mere walk from the new YMCA (largest in North America), South Health Campus, Calgary Public Library, restaurants, Seton Shopping Center, Superstore, Save on Foods, multiple banks, Tim Horton's, Cineplex movie theater, schools, dog park, and so much more. And you're on Deerfoot Trail in under three minutes. When the future LRT connects through, this will only get stronger in terms of ease and resale. Condo Fees: Reasonable. Covers heat, water, sewer, insurance, and reserve contributions. Pet-friendly. Rentals allowed. BBQs allowed. Priced at \$274,900, this condo is ideally located in the center of Seton. Perfect as a first home, downsizing option, or investment, in a low-turnover

and growing area thanks to the nearby hospital and amenities. Simply put: this is a clean, practical unit in a neighborhood that's only getting stronger. No gimmicks, no quirks—just a well-kept condo that makes sense on paper and in everyday life.