

118, 19661 40 Street SE
Calgary, Alberta

MLS # A2286271



\$369,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	884 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Heated Garage, Owned, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 636
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

BRIGHT CORNER 2-BED, 2-BATH unit with SE & NW exposure, a large covered ground-floor patio overlooking a landscaped zen garden, and TWO UNDERGROUND TITLED PARKING STALLS. This condo unit offers excellent natural light from windows on two sides, a smart split-bedroom layout, and a pet-friendly design. Recent upgrades include modern laminate flooring throughout bedrooms and walk-in closets for a clean, low-maintenance feel.

Features: • TWO TITLED UNDERGROUND PARKING STALLS with prime access near the unit & • STORAGE LOCKER directly in front of parking • Private CORNER-UNIT setting in a quiet, well-maintained low-rise building & • Landscaped grounds with snow removal and pet area. Located in Seton just minutes to shopping, dining, South Health Campus, major roadways, and the Seton YMCA only two blocks away. A fantastic single-level condo with a large outdoor living space, quick underground access, and a turnkey lifestyle in one of Calgary's most popular communities!