

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

MLS® #A2197035

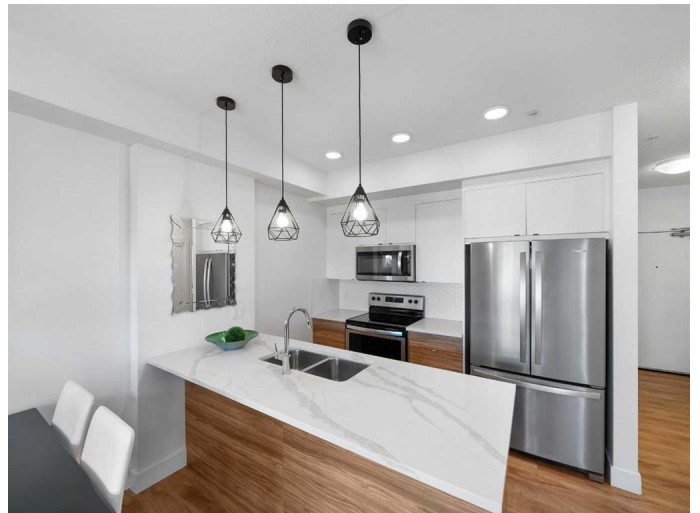
## \$279,000

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	58
Zoning	M-2
HOA Fees	375
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.