

# \$369,900 - 112, 19621 40 Street Se, Calgary

MLS® #A2263326

**\$369,900**

2 Bedroom, 2.00 Bathroom, 888 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to this stunning end-unit ground floor apartment featuring 9-foot ceilings in the vibrant community of Seton. Perfectly situated in a premium location, this home offers breathtaking mountain views to the West and peaceful park views to the North.

Inside, you'll find wall-to-wall windows that fill the space with natural light, creating an inviting and airy atmosphere. The open and functional floor plan showcases a modern kitchen with a large peninsula breakfast bar island, quartz countertops, stainless steel appliances, and full-height cabinetry. The spacious living room and generous dining area are ideal for entertaining friends and family. The primary suite features a large window, a walk-in closet, and a luxurious ensuite complete with dual vanities, a soaker tub, and a stand-up shower with full-height tile. A well-sized second bedroom is complemented by a convenient 4-piece cheater ensuite, perfect for guests or family.

This condo also comes with two titled underground secured parking stalls and a separate titled storage unit, ensuring all your parking and storage needs are met.

Seton is one of Calgary's fastest-growing communities, offering endless amenities including a VIP Cineplex theatre, public library, South Health Campus, the world's largest YMCA, shopping, dining, schools, and easy access to Stoney Trail and Deerfoot Trail. Don't miss out on this rare opportunity book your private showing today!



Built in 2019

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2263326          |
| Price          | \$369,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 888               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 112, 19621 40 Street Se |
| Subdivision | Seton                   |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3B2                 |

## Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Parking, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 2                                                  |
| Parking        | Underground                                        |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Open Floorplan, Quartz Counters                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Central, Natural Gas                                                                                             |
| Cooling           | None                                                                                                             |
| # of Stories      | 4                                                                                                                |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
|-------------------|-----------------------|

Construction            Brick, Vinyl Siding, Wood Frame

**Additional Information**

Date Listed            October 8th, 2025  
Days on Market        14  
Zoning                  M-2

**Listing Details**

Listing Office           LPT Realty

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