

304, 19621 40 Street SE
Calgary, Alberta

MLS # A2215661

\$360,000

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| Division: | Seton | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 885 sq.ft. | Age: | 2019 (6 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Parkade, Secured, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|-------------|--|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 571 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Metal Siding , Stone, Wood Frame | Zoning: | M-2 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island | | |

Inclusions: window Coverings

Welcome to this bright and spacious CORNER UNIT with 2-bedrooms, 2-bathrooms in the heart of vibrant Seton! Situated on the third floor, this stunning unit offers an abundance of natural light through its many windows and a thoughtfully designed open-concept layout. You'll love GOURMET KITCHEN featuring quartz surfaces, a huge kitchen island, perfect for meal prep, entertaining, or casual dining, along with modern finishes throughout. Step outside onto your private balcony – a perfect spot to relax and enjoy the views, on a warm sunny evening, or watch the sun come up with that first morning coffee! The primary suite features a walk-in closet and a spa like ensuite with a separate shower, soaker tub and double vanity, while the second bedroom offers excellent flexibility for guests, a home office, or additional family space. Underground parking provides secure, year-round convenience. Seton is one of Calgary's most exciting communities, featuring schools, shopping, restaurants, entertainment, and the world-class South Health Campus – all within walking distance! Whether it's catching a movie, grabbing a coffee, or hitting the gym, it's all right here. This condo is a fantastic opportunity for first-time buyers, investors, or anyone looking to enjoy a dynamic lifestyle. You won't be disappointed – book your showing today!