

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

MLS® #A2197035

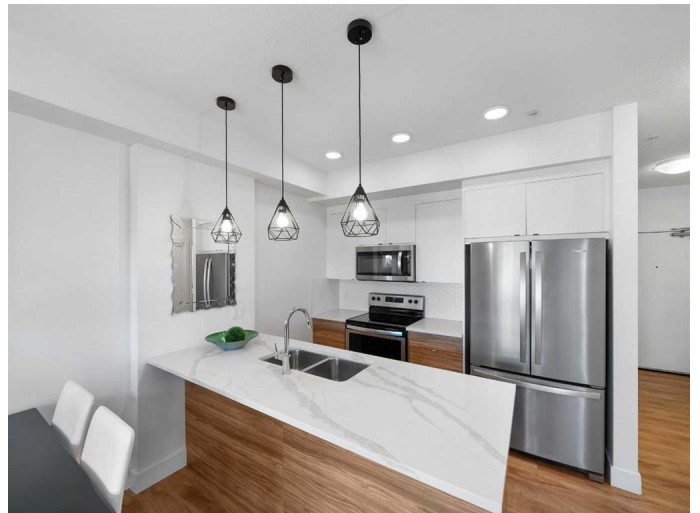
\$279,000

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 | 59 |
| Zoning | M-2 |
| HOA Fees | 375 |
| HOA Fees Freq. | ANN |

Listing Details

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

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