\$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 49
Zoning M-2
HOA Fees 375
HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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