

# \$395,000 - 304, 19621 40 Street Se, Calgary

MLS® #A2215661

**\$395,000**

2 Bedroom, 2.00 Bathroom, 885 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

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!



Built in 2019

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2215661          |
| Price          | \$395,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 885               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 304, 19621 40 Street Se |
| Subdivision | Seton                   |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3B2                 |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Elevator(s), Parking                                 |
| Parking Spaces | 1                                                    |
| Parking        | Heated Garage, Parkade, Secured, Titled, Underground |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island                                                               |
| Appliances        | Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer<br>Stacked, Window Coverings |
| Heating           | Baseboard                                                                                   |
| Cooling           | None                                                                                        |
| # of Stories      | 4                                                                                           |

**Exterior**

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                     |
| Construction      | Concrete, Metal Siding, Stone, Wood Frame |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 49               |
| Zoning         | M-2              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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