

# \$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 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	20
Zoning	M-2

**Listing Details**

Listing Office	eXp Realty
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