

\$282,000 - 321, 19661 40 Street Se, Calgary

MLS® #A2225113

\$282,000

1 Bedroom, 1.00 Bathroom, 651 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

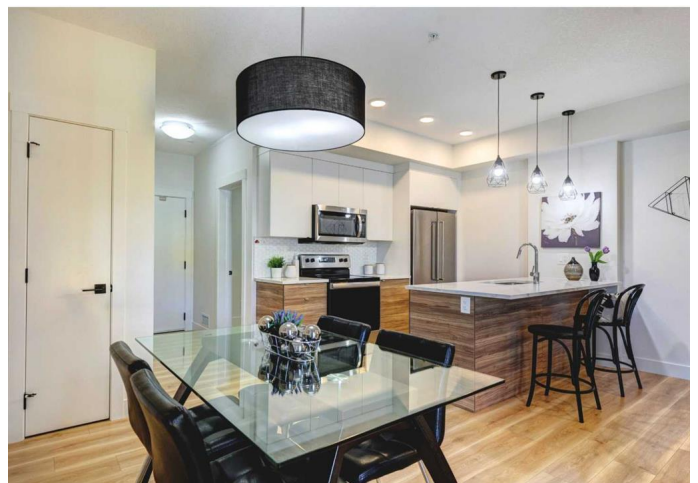
Stylish Condo Living in the Heart of Seton â€™
With the 2 Parking Spots Youâ€™™ve Been
Waiting For!

Welcome to this thoughtfully designed 3rd-floor condo in Stile Setonâ€™where smart design meets unbeatable value. Built by Rohit, this spacious 651 sq ft unit features an open-concept layout that feels much larger than expected, offering house-sized features in a modern, efficient design.

Enjoy the privacy and calming quiet of only one shared wall with a neighbour, and relax on your generous balcony, perfect for summer evenings or a morning coffee. Inside, you'll find a large living room that easily fits a full sectional, a proper dining area (yesâ€™dinner parties are on!), plus a den located on the opposite side of the primary bedroomâ€™perfect for working from home or hosting overnight guests.

The bedroom features two windows so you can enjoy the big-sky views from bed, along with great closet space. The kitchen includes a 4-seater island and plenty of counter space for a coffee bar and cooking.

One of the standout features is the abundant storageâ€™with full closet storage in the bathroom, another in the living room, and additional space in the laundry room, youâ€™™ll have room for everything and live clutter-free.



This unit comes with TWO titled parking stalls, ample in-suite storage, and is located in a super clean, quiet building with reasonable condo fees.

Stile Seton is in Calgary's vibrant Outer South, surrounded by shops, restaurants, schools, green spaces, and the 330,000 sq. ft. Brookfield Residential YMCA—the largest YMCA in the world! With quick access to major roads and a future LRT station, this is a smart investment in one of Calgary's most exciting master-planned communities.

Don't miss your chance to own this game-changing condo in a location that truly has it all!

Built in 2020

Essential Information

MLS® #	A2225113
Price	\$282,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	651
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	321, 19661 40 Street Se
Subdivision	Seton
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3M 3H3

Amenities

Amenities	Elevator(s), Parking, Visitor Parking, Secured Parking
Parking Spaces	2
Parking	Additional Parking, Heated Garage, Off Street, Parkade, Stall, Enclosed, Gated, Outside, Owned, Secured, Titled, Underground
# of Garages	1

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Stove
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Lighting
Construction	Cement Fiber Board, Stone, Wood Frame, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2025
Days on Market	90
Zoning	M-2

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.