

# **\$355,000 - 301, 19621 40 Street Se, Calgary**

MLS® #A2204948

**\$355,000**

2 Bedroom, 2.00 Bathroom, 751 sqft

Residential on 0.00 Acres

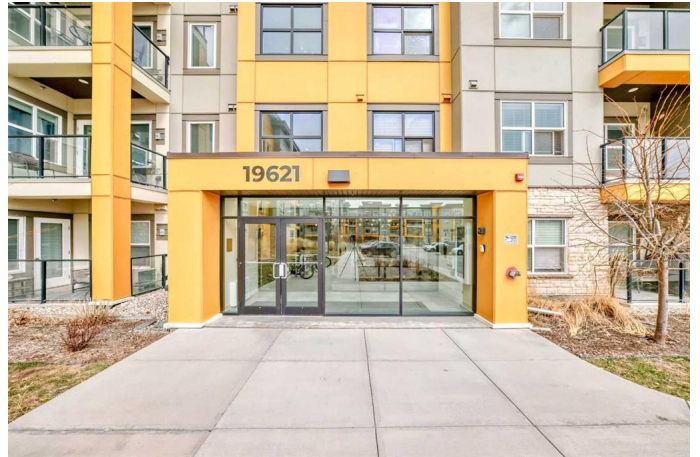
Seton, Calgary, Alberta

Discover this stunning and newly refreshed condo in the heart of Seton! Featuring 2 bedrooms & 2 bathrooms, with newly painted walls, and brand new carpet, creating a move-in-ready home!

This efficiently designed floor plan ensures privacy, with the bedrooms and bathrooms thoughtfully separated by the open-concept living area. The kitchen features a peninsula counter with breakfast bar, quartz countertops, stainless steel appliances, a double sink, and ample pantry & storage space. The spacious primary bedroom boasts a large walk-in closet and a luxurious 5 pc ensuite with a double vanity, soaking tub, and glass-walled shower. The second 4 pc ensuite bathroom, is easily accessible from the second bedroom or hallway.

Enjoy the natural light streaming through large south-facing windows or step onto the spacious balcony, complete with a natural gas BBQ hookup, perfect for entertaining.

Additional conveniences include an in-unit washer and dryer, and a linen closet. A titled parking stall is located in the secure underground parkade. Located in Stile Seton, this condo is just steps from the Seton Urban District. Walk to the world's largest YMCA, South Health Campus, shopping, dining, and entertainment. This is more than a home; it's a lifestyle. Stop renting and start building equity today! CONDO FEE INCLUDES GAS & WATER!



Built in 2018

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2204948          |
| Price          | \$355,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 751               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 301, 19621 40 Street Se |
| Subdivision | Seton                   |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3B2                 |

## Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                    |
| Parking        | Stall, Titled, Underground           |

## Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings, Washer/Dryer Stacked                                    |
| Heating           | Baseboard                                                                                                                         |
| Cooling           | None                                                                                                                              |
| # of Stories      | 4                                                                                                                                 |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction            Wood Frame, Composite Siding

**Additional Information**

Date Listed            March 27th, 2025

Days on Market        22

Zoning                  M-2

**Listing Details**

Listing Office           eXp Realty



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