



GRASSROOTS
REALTY GROUP

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305, 19661 40 Street SE
Calgary, Alberta

MLS # A2309032



\$329,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	886 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 598
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: N/A

BEST VALUE IN SETON! Welcome to this immaculate corner-unit in the vibrant community of Seton, where urban convenience meets modern comfort. Ideally located close to the YMCA, shopping, a cinema, and the South Health Campus, this beautifully maintained 2-bedroom, 2-bathroom home offers an exceptional lifestyle in one of Calgary's most sought-after communities. Step inside and immediately appreciate the abundance of natural light, high ceilings, and gorgeous luxury vinyl plank flooring that flows throughout the main living areas. Just off the entry, a dedicated office nook with a quartz desk provides the perfect work-from-home space. Designed with both style and function in mind, the stunning white kitchen features high-gloss cabinetry, sparkling white quartz countertops, stainless steel appliances, two pantry closets, and an oversized island with eating bar seating. With ample cabinetry and generous counter space, this kitchen is ideal for everyday living and entertaining alike. The dining area is enhanced by a large south-facing window, while the spacious living room opens directly onto the huge East facing balcony—an ideal spot for morning coffee, evening relaxation, or hosting guests. The primary bedroom is a private retreat, complete with plush carpeting, a walk-in closet, and a luxurious 5-piece ensuite featuring dual sinks, quartz counters, tiled flooring, a soaker tub, and a separate tiled shower. The second bedroom is bright, airy, and generously sized, while the stylish 4-piece main bathroom also offers quartz countertops. Additional highlights include in-suite laundry with stacked washer and dryer, a storage unit conveniently located behind the parking stall, and the added privacy and natural light that come with corner-unit living. A beautifully cared-for home in an unbeatable location—this is condo living at its best in Seton. View

Multi Media/3D Virtual Tour.