



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

104, 19621 40 Street SE
Calgary, Alberta

MLS # A2311197



\$348,800

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	881 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 628
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stone, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Quartz Counters, Vinyl Windows		

Inclusions:	None
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Welcome to this exceptional condo located in the vibrant community of Seton. This beautifully maintained, coveted corner unit offers a thoughtfully designed open-concept layout. The bright living room offers a wall mounted air conditioning unit to help keep you cool and comfortable, a door that leads to your private balcony with a BBQ hookup. The modern kitchen features sleek stainless appliances. quartz countertops and a spacious island perfect for entertaining. The primary suite boasts a generous walk-in closet and a well appointed ensuite complete with a soaker tub, shower and a dual vanity sinks. The secondary bedroom offers direct access to the second full bathroom making it ideal for family members or guests. Additional highlights include in-suite laundry, two titled parking stalls, easy access to the elevator and a titled storage unit conveniently located on the second floor. Enjoy the unbeatable access to nearby amenities including the YMCA, restaurants, shopping, South Health Campus, VIP Cineplex movie theater and more.