



GRASSROOTS
REALTY GROUP

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216, 19661 40 Street SE
Calgary, Alberta

MLS # A2328939



\$219,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	493 sq.ft.	Age:	2020 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Tile, Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Composite Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 318
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: None

Welcome to Seton, one of Calgary's most vibrant and walkable communities! Whether you're a first-time buyer, downsizing, or looking for a smart investment, this stylish 1-bedroom, 1-bathroom condo offers exceptional value at an affordable price. Located on the second floor, this beautifully designed home features nearly 500 sq. ft. of bright, open-concept living space with modern finishes throughout. LVP all throughout, no dusty carpets. The standout kitchen showcases eye-catching two-tone blue and white cabinetry, elegant gold hardware and fixtures, quartz countertops with a marble-inspired finish, stainless steel appliances, and a peninsula with seating for four - perfect for casual dining or entertaining. The spacious living and dining area, filled with natural light from the large window, offers plenty of room to relax. Step outside onto your private balcony, equipped with a gas line for your BBQ, and enjoy open views. The generous bedroom easily accommodates a queen-sized bed and features a large closet, while the stylish 4-piece bathroom echoes the kitchen's designer finishes with a matching blue vanity, quartz countertop, and gold fixtures. In-suite laundry and a titled outdoor parking stall complete the package. Residents also enjoy access to the Seton Homeowners Association, featuring fantastic amenities including a splash park, skating area, basketball and tennis courts, pickleball, playgrounds, picnic areas, a fire pit, amphitheatre, and a community hub with gathering spaces and recreational facilities. Located just minutes from the South Health Campus, YMCA, Cineplex, grocery stores, restaurants, caf  s, and the vibrant Seton Urban District, this home puts everything you need within easy reach. Affordable, move-in ready, and full of character, this condo is a fantastic opportunity to enjoy one of Calgary's fastest-growing communities. Book

your private showing today!