

19621 40 Street #401, Calgary T3M3B2

MLS® #: **A2142166** Area: **Seton** Listing Date: **07/09/24** List Price: **\$429,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2019**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Insulated,Secured,Titled,Underground**

Finished Floor Area

Abv Sqft: **751**
 Low Sqft:
 Ttl Sqft: **751**

DOM

69
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Membrane,Rubber**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Composite Siding,Stone,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`6" x 8`11"	Living Room	Main	12`1" x 11`5"
Laundry	Main	7`1" x 3`11"	Balcony	Main	9`3" x 5`8"
Bedroom - Primary	Main	10`11" x 9`3"	Bedroom	Main	13`0" x 9`3"
3pc Bathroom	Main	7`11" x 4`11"	5pc Ensuite bath	Main	7`11" x 4`11"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$535

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc:

1910799

Remarks

Pub Rmks:

BONUS: SELLER TO PAY 1 YEAR CONDO FEES ON BEHALF OF THE BUYER! HEAT IS INCLUDED IN THE CONDO FEE. Welcome to the top floor suite 401 in Stile Seton. It has two of everything: 2 bedrooms, 2 bathrooms, 2 parking, 2 storage. 2 portable A/C units and 2 tower fans keeping it cool. Parking and storage are titled. This well-laid out floorpan provides privacy with each bedroom and bathroom separated by the open plan living area. The kitchen's peninsula seats 4 people comfortably, and adds abundant counter space. Quartz countertops, Whirlpool stainless steel appliances, and a large double sink add to your daily experience of luxury. The living area is a comfortable space to lounge and enjoy the views or watch your favorite program on the wall-mounted television. The primary bedroom has an ensuite and a walk-in closet. The primary bathroom features dual sinks, a soaking tub and separate glass-walled shower. The second bathroom has a glass-walled shower and has dual access, either directly from the second bedroom or the entry hall. The laundry room and a linen closet provide additional storage. Generous-size windows bring in natural light throughout and lovely vistas to the south. The balcony offers expansive views and has a natural gas hookup for your BBQ. The titled storage locker is located on the 4th floor, just down the hall from the suite. An additional storage cage for skis, surfboard or other taller items is in front of one of the two titled heated, secure, underground parking stalls. Stile Seton is located next to The Seton Urban District - one of the most comprehensive mixed-use developments in North America. Seton has been voted Calgary's Community of the Year - two years in a row! Seton is the perfect location to be close to...everything! The world's largest YMCA - Brookfield Residential YMCA at Seton - is a short 13-min walk away, featuring a competitive aquatics centre, leisure pool, fitness campus, sports facilities including multiple indoor ice rinks and gymnasiums, theatre, a licensed child care facility, and a full-serve Calgary Public Library. It's an easy walk to the new hospital - South Health Campus - and Seton Professional Centre, as well as shopping, restaurants, and coffee shops. It's an enticing lifestyle—everything you need is nearby. Own this stunning condo, stop paying rent, and start building equity now!

Inclusions:

2 Portable Air Conditioners, 2 Tower Fans, 3 wall mounted televisions and mounts

Property Listed By:

Sotheby's International Realty Canada

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123