

**19621 40 Street #412, Calgary T3M 3B2**

MLS®#: **A2152143** Area: **Seton** Listing Date: **07/24/24** List Price: **\$450,000**  
 Status: **Pending** County: **Calgary** Change: **-\$20k, 29-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Calgary**  
 City/Town: **Calgary**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **891**  
 Low Sqft:  
 Ttl Sqft: **891**

DOM

**54**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete**  
 Heating: **Baseboard** Flooring: **Carpet, Vinyl**  
 Sewer: Ext Feat: **Balcony, BBQ gas line** Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Microwave, Oven, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked**  
 Int Feat: **Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`11" x 10`0"	Kitchen	Main	7`7" x 14`2"
Bedroom - Primary	Main	11`0" x 10`1"	4pc Bathroom	Main	7`10" x 4`11"
5pc Ensuite bath	Main	8`0" x 8`0"	Dining Room	Main	10`4" x 11`1"
Living Room	Main	12`7" x 13`6"			

Legal/Tax/Financial

Condo Fee: **\$549** Title: **Fee Simple** Zoning: **M-2**

Fee Freq:  
**Monthly**

Legal Desc: **1910799**

Remarks

Pub Rmks: **2 BED + 2 PARKING + 2 STORAGE+ A/C + CORNER UNIT = YOU FOUND YOUR DREAM UNIT ! don't miss out living in the most desirable community of seton which is a is home to the South Health Campus and the Seton Urban District, which includes a variety of shops, restaurants, and cafes. Seton features several parks, green spaces, and recreational facilities. Residents can enjoy outdoor activities such as walking, jogging, or biking along the pathways. There are also community centers and sports facilities for recreational purposes. Charming corner unit with 942 sq ft on the 4th floor facing the mountains perfect for those seeking privacy . 42" tall upper cabinets for Kitchens with 11 ft ceilings. Quartz countertop and a central big island . Bedrooms are on the opposite side of each other providing privacy for guests. This designer spa-inspired master ensuite has his and hers sinks plus a deep soaker tub and separate shower. Unit has tons of natural light. 2 lockers, one in the underground and one on the forth floor right by the unit . You will never have to worry about where to park the second car because the unit comes with TWO UNDERGROUND HEATED PARKING STALLS ! Don't wait! Book your private viewing with your favorite realtor TODAY**

Inclusions:  
Property Listed By: **n/a  
eXp Realty**

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











