



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**19621 40 Street #413, Calgary T3M 3B2**

MLS®#: **A2156385**

Area: **Seton**

Listing Date: **08/12/24**

List Price: **\$324,900**

Status: **Pending**

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:

Finished Floor Area

Abv Sqft: **585**  
Low Sqft:  
Ttl Sqft: **585**

DOM

**37**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Insulated,Secured,Titled,Underground**

Utilities and Features

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

Construction: **Composite Siding,Stone,Wood Frame**  
Flooring: **Vinyl**  
Water Source:  
Fnd/Bsmt:

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`6" x 8`6"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>14`8" x 10`6"</b>
<b>Den</b>	<b>Main</b>	<b>7`5" x 7`1"</b>	<b>Balcony</b>	<b>Main</b>	<b>9`3" x 5`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>4`11" x 7`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`6" x 9`4"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>7`11" x 4`11"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$383**

Title:  
**Fee Simple**

Zoning:  
**M-2**

Fee Freq:  
**Monthly**

Legal Desc: **1910799**

Remarks

Pub Rmks: **Welcome to 413 in Stile Seton, a lovely top floor 1 bedroom plus den suite with balcony. BONUS: SELLER TO PAY 1 YEAR OF CONDO FEES ON BEHALF OF BUYER AT CLOSING. HEAT IS INCLUDED IN CONDO FEES. It features a mountain view to the West and open concept living, with the kitchen overlooking both the living and dining areas. There are 9' ceilings throughout. The kitchen's peninsula perfectly seats 2-3 people comfortably and there's a nice dining area for more intimate dinners. Quartz countertops, Whirlpool stainless steel appliances, and a large double stainless steel sink add to your daily experience of luxury. Polished concrete-look vinyl flooring gives an industrial-modern vibe. This well-laid out suite includes the primary bedroom with room for a queen bed, a 3-piece bath with spacious shower, and a cozy den/office including its own Murphy bed for guests. The Murphy bed converts to a built-in desk for use as a home office. Each room has its own wall-mounted television: Living area, primary bedroom and den. In-suite laundry/storage room, pantry, and linen closet complete this condo. Underground heated titled parking stall #179 is included. Stile Seton is located next to The Seton Urban District - one of the most comprehensive mixed-use developments in North America. There are a multitude of restaurants to choose from. 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 the new library, shopping, restaurants, and coffee shops. It's an enticing lifestyle for first-time homebuyers. Own this stunning condo, stop paying rent, and start building equity now!**

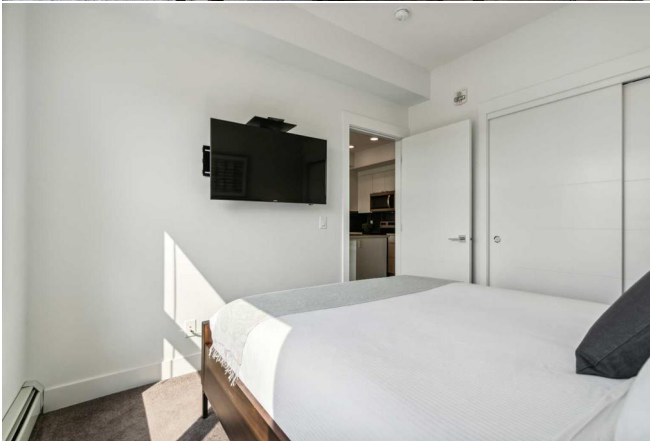
Inclusions: **1 Murphy bed/desk, 1 portable air conditioner, 1 tower fan, 3 wall-mounted televisions and mounts**

Property Listed By: **Sotheby's International Realty Canada**

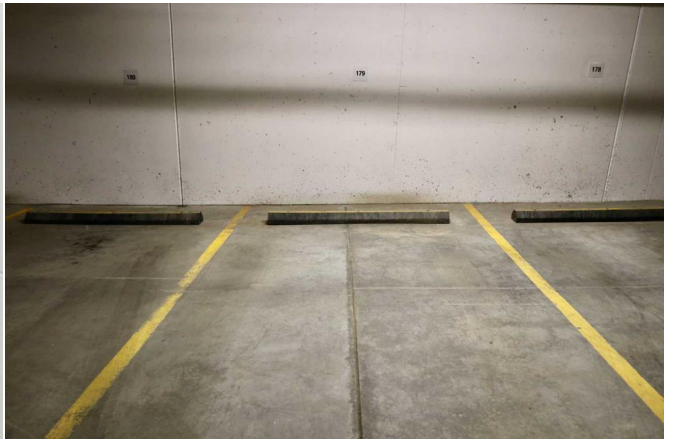
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













19621 40 01 SE #413, 08.09.2024  
RMS Area 585.24 sq.ft/ 54.37 m<sup>2</sup>

