



THE
A-TEAM

**RE/MAX
FIRST**

19661 40 Street #412, Calgary T3M 3H3

MLS® #: **A2165600**

Area: **Seton**

Listing Date: **09/14/24**

List Price: **\$415,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **890**
Low Sqft:
Ttl Sqft: **890**

DOM

5

Layout

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

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Heated Garage,Parkade,Titled

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Quartz Counters**
Utilities:

Room Information

| Room | Level | Dimensions |
|---------------------|-------------|----------------------|
| 4pc Bathroom | Main | 7`10" x 5`0" |
| Bedroom | Main | 10`0" x 9`11" |
| Foyer | Main | 7`6" x 8`6" |
| Living Room | Main | 12`5" x 10`5" |

| Room | Level | Dimensions |
|--------------------------|-------------|----------------------|
| 5pc Ensuite bath | Main | 8`1" x 7`11" |
| Dining Room | Main | 7`3" x 14`1" |
| Kitchen | Main | 10`6" x 14`1" |
| Bedroom - Primary | Main | 11`2" x 10`1" |

Legal/Tax/Financial

Condo Fee:
\$615

Title:
Fee Simple

Zoning:
M-2

Legal Desc:

1910799

Fee Freq:
Monthly

Remarks

Pub Rmks:

Experience the best location in the building with this pristine southwest facing penthouse corner unit. This two bedroom, two bathroom condo offers breathtaking mountain peak views and effortless, turnkey living at its finest. The open-concept design showcases high-end finishes, including quartz countertops throughout and air-conditioning for year-round comfort. The wrap-around balcony, equipped with a BBQ gas line, is the perfect spot to enjoy both sunrises and sunsets. Additional highlights include two titled parking stalls and two titled storage units—one conveniently located at the end of a parking space and the other in a separate storage area. Ideally located near all amenities, this move-in ready suite is immaculate and truly an exceptional find.

Inclusions:

FOBS and Keys

Property Listed By:

Sotheby's International Realty Canada

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











