

19661 40 Street #102, Calgary T3M 3H3

MLS®#: **A2171094** Area: **Seton** Listing Date: **10/05/24** List Price: **\$319,000**
 Status: **Active** County: **Calgary** Change: **None** 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:
 Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **494**
 Low Sqft:
 Ttl Sqft: **494**

DOM

77
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick,Composite Siding,Wood Frame**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`8" x 4`6"	3pc Bathroom	Main	7`10" x 4`11"
Kitchen	Main	10`1" x 8`7"	Dining Room	Main	6`11" x 10`7"
Living Room	Main	11`0" x 10`7"	Laundry	Main	3`7" x 3`1"
Bedroom - Primary	Main	10`3" x 9`2"	Balcony	Main	5`7" x 9`3"

Legal/Tax/Financial

Condo Fee: **\$304** Title: **Fee Simple** Zoning: **M-2**

Legal Desc: 1910799

Fee Freq:
Monthly

Remarks

Pub Rmks: **Discover this exceptional fully upgraded one-bedroom condo located in Seton, one of Calgary's fastest-growing communities. Located within walking distance to the medical facilities including the renowned South Calgary Hospital, as well as recreational facilities like the Cineplex VIP movie theatre, the top-notch SETON YMCA, and scenic walking/biking paths. Smart originally designed with 9' ceilings open concept kitchen/living area with well organized wall area for a cozy fireplace and TV. Fully upgrated walk-in shower, quartz countertops in the kitchen and bathroom, vinyl plank and tile flooring, and stainless steel appliances. This well-managed building with VERY REASONABLE CONDO FEES that include everything but electricity is the great property for the first-time buyers or someone looking for investment or downsize. Don't miss out on making this spacious, well appointed unit to be your new home.**

Inclusions: N/A
Property Listed By: Seller Direct Real Estate

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







