

19661 40 Street #302, Calgary T3M 3H3

MLS®#: **A2177375** Area: **Seton** Listing Date: **11/04/24** List Price: **\$279,900**
 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:

Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area
 Abv Sqft: **495**
 Low Sqft:
 Ttl Sqft: **495**

DOM

17
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Membrane** Construction: **Brick,Concrete,Wood Frame**
 Heating: **Baseboard** Flooring: **Carpet,Vinyl**
 Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$304

Fee Simple
Fee Freq:
Monthly

M-2

Legal Desc: 1910799

Remarks

Pub Rmks: **Welcome home to Seton, one of Calgary's most sought-after communities. This 1-bedroom, 1-bathroom apartment is an exceptional opportunity for investors or first-time homebuyers looking to build equity and leave renting behind. Built in 2020, this condo boasts a thoughtfully designed open-concept layout, with a modern kitchen seamlessly connecting to the living and dining areas. High-end finishes, including stainless steel appliances, quartz countertops, 9-foot ceilings, and large windows, add elegance and brightness to the space. The unit features a spacious bedroom, a full 4-piece bathroom, and in-suite laundry for added convenience. Low monthly condo fees cover heat, water/sewer, and building insurance, and the unit includes a titled outdoor parking spot (#217). Situated in the vibrant Seton community, this condo offers incredible access to top amenities. The Brookfield Residential YMCA at Seton, a world-class facility, is just a 13-minute walk away and includes a full aquatics center, leisure pool, fitness areas, ice rinks, gyms, a theater, licensed childcare, and a public library. The South Health Campus is only a 10-minute walk, making it ideal for healthcare professionals. Just two blocks away, Seton Shopping District offers easy access to grocery stores, a variety of dining options, a Cineplex VIP cinema, cafes, fitness centers, and more. Embrace the best of urban condo living—don't miss your chance to own this stylish and well-connected home!**

Inclusions: N/A
Property Listed By: TrustPro Realty

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