

**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:

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

DOM

**47**  
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: **Stall**

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

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$304

Fee Simple

M-2

Fee Freq:

Monthly

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

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









