

Finished Floor Area

584

584

Abv Saft:

Low Sqft:

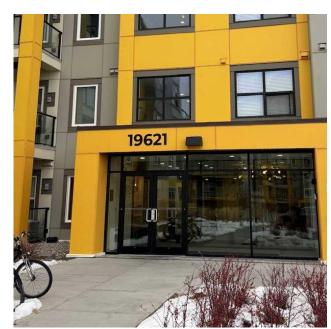
Ttl Sqft:

19621 40 Street #409, Calgary T3M 3B2

MLS®#: **A2182727** Area: **Seton** Listing **12/14/24** List Price: \$305,000

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2018

Lot Information Lot Sz Ar:

Lot Shape:

Access: Lot Feat:

Park Feat: Stall,Titled

<u>DOM</u> **7**

<u>Layout</u>

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

Parking

Ttl Park: 1

Garage Sz:

Utilities and Features

Room Information

Roof: Rubber Construction:

Baseboard, Natural Gas Composite Siding, Stone, Wood Frame

Flooring:

Ext Feat: Balcony,BBQ gas line Carpet,Ceramic Tile,Laminate

Water Source: Fnd/Bsmt:

Kitchen Appl: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Int Feat: Granite Counters, Kitchen Island

Utilities:

Heating:

Sewer:

Room Level Dimensions Room Level Dimensions

3pc Bathroom Main 5`0" x 8`0" **Balcony** Main 9`7" x 5`9" 5`1" x 14`0" Den Main 9`3" x 10`6" Foyer Main Kitchen Main 10'9" x 8'8" Laundry Main 4`10" x 4`8" **Living Room** Main 10`8" x 14`9" **Bedroom - Primary** 9`3" x 10`6" Main Legal/Tax/Financial

Condo Fee: Title: Zoning: \$354 Fee Simple M-2

Fee Freq:
Monthly

Legal Desc: 1910799

Remarks

Pub Rmks: Welcome to your Beautiful home in SETON Community! Excellent location to ownership or make it a rental investment property. TOP floor with just a few steps to

the elevator. Modern Condominium with 1 Bedroom plus DEN and TITLED PARKING STALL. As you enter, you will be impressed with the open concept floor plan, a spacious living room that connects you to your balcony conveniently. A lovely kitchen Cabinets with Granite Countertops with stainless steel appliances, a charming breakfast Bar and a pantry. Nice size Master Bedroom and have an In unit Laundry. Walking distance to the world's largest YMCA and the newest South Health

Campus Hospital and easy access to shopping centres, restaurants and other services. Bus stop is just in front of the building. Book your show TODAY.

Inclusions: N/A

Property Listed By: **Diamond Realty & Associates LTD.**

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







