



THE
A-TEAM

**RE/MAX
FIRST**

19621 40 Street #409, Calgary T3M 3B2

MLS® #: **A2182727**

Area: **Seton**

Listing Date: **12/14/24**

List Price: **\$289,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 13-Jan**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **584**
Low Sqft:
Ttl Sqft: **584**

DOM

38
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,Titled**

Utilities and Features

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

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **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:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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3pc Bathroom
Den
Kitchen
Living Room

Main
Main
Main
Main

5`0" x 8`0"
9`3" x 10`6"
10`9" x 8`8"
10`8" x 14`9"

Balcony
Foyer
Laundry
Bedroom - Primary

Main
Main
Main
Main

9`7" x 5`9"
5`1" x 14`0"
4`10" x 4`8"
9`3" x 10`6"

Legal/Tax/Financial

Condo Fee:
\$354

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

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 centers, restaurants and other services. Bus stop is just in front of the building. Book your show TODAY with your favourite Realtor!**

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







