

**19621 40 Street #401, Calgary T3M 3B2**

MLS® #: **A2185870** Area: **Seton** Listing Date: **01/08/25** List Price: **\$425,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2019**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **757**  
 Low Sqft:  
 Ttl Sqft: **757**

**Titled, Underground**

DOM

**14**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Penthouse**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof:  
 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, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>5`1" x 8`0"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>7`10" x 8`0"</b>
<b>Balcony</b>	<b>Main</b>	<b>5`4" x 9`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>17`0" x 9`3"</b>
<b>Foyer</b>	<b>Main</b>	<b>4`5" x 4`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`7" x 13`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>4`1" x 7`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`5" x 11`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 9`3"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>4`7" x 8`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$535**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **1910799**

Remarks

Pub Rmks: **Welcome to top-floor Suite 401 in Stile Seton, offering 2 of everything: bedrooms, bathrooms, parking stalls, storage spaces, portable A/C units, and tower fans. Titled parking and storage add convenience. This smartly designed floor plan ensures privacy, with bedrooms and bathrooms separated by the open-concept living area. The kitchen features a peninsula that seats 4, quartz countertops, Whirlpool stainless steel appliances, and a double sink for everyday luxury. The primary suite boasts a walk-in closet and an ensuite with dual sinks, a soaking tub, and a glass-walled shower. The second bathroom, accessible from the second bedroom or hallway, includes another glass-walled shower. Natural light fills the space through large south-facing windows. Step onto the balcony to enjoy expansive views, complete with a natural gas BBQ hookup. Additional perks include in-suite laundry, a linen closet, a titled storage locker just down the hall, and a second storage cage for larger items in the heated, secure underground parking. Stile Seton is steps from Seton Urban District—voted Calgary’s Community of the Year twice! Walk to the world’s largest YMCA, South Health Campus, shopping, dining, and entertainment. This is more than a home; it’s a lifestyle. Stop renting and start building equity today!**

Inclusions: **Portable Air Conditioner, Two Tower Fans**  
Property Listed By: **Sotheby’s International Realty Canada**

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







