

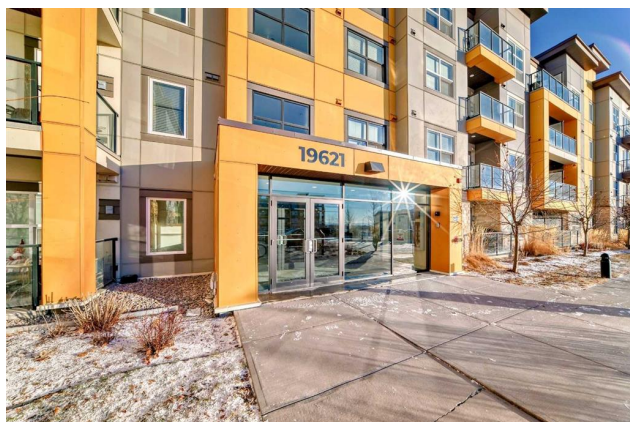


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**19621 40 Street #202, Calgary T3M 2W2**

MLS® #: **A2190136**      Area: **Seton**      Listing Date: **01/25/25**      List Price: **\$264,900**  
 Status: **Active**      County: **Calgary**      Change: **+\$5k, 14-Feb**      Association: **Fort McMurray**



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**

Finished Floor Area  
 Abv Sqft: **491**  
 Low Sqft:  
 Ttl Sqft: **491**

DOM

**28**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Storage**

Construction: **Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Elevator,No Animal Home,No Smoking Home,Quartz Counters**  
 Utilities:

Room Information

| <u>Room</u>              | <u>Level</u> | <u>Dimensions</u>    | <u>Room</u>        | <u>Level</u> | <u>Dimensions</u>    |
|--------------------------|--------------|----------------------|--------------------|--------------|----------------------|
| <b>Bedroom - Primary</b> | <b>Main</b>  | <b>9`3" x 10`3"</b>  | <b>Living Room</b> | <b>Main</b>  | <b>10`7" x 10`0"</b> |
| <b>Dining Room</b>       | <b>Main</b>  | <b>10`7" x 7`0"</b>  | <b>Balcony</b>     | <b>Main</b>  | <b>7`8" x 5`10"</b>  |
| <b>Kitchen</b>           | <b>Main</b>  | <b>8`9" x 10`7"</b>  | <b>Laundry</b>     | <b>Main</b>  | <b>3`8" x 3`0"</b>   |
| <b>4pc Bathroom</b>      | <b>Main</b>  | <b>4`11" x 7`10"</b> |                    |              |                      |

Legal/Tax/Financial

Condo Fee: **\$311**      Title: **Fee Simple**      Zoning: **M-2**

Fee Freq:  
**Monthly**

Legal Desc: **1910799**

Remarks

Pub Rmks: **Welcome to #202, 19621 40 Street SE - your new home in the vibrant community of Seton! Nestled on the second floor, this beautiful 1-bedroom condo offers over 490 sq ft of thoughtfully designed living space. The open-concept layout creates a bright and welcoming atmosphere, perfect for modern living. The kitchen features two-tone cabinetry, a central island with sleek quartz countertops, and stainless steel appliances, making it as stylish as it is functional. Durable laminate flooring and a well-planned design ensure both practicality and elegance. Relax in the spacious living room that flows seamlessly to a private south-facing balcony - the ideal spot to unwind with room for seating and a table. The four-piece bathroom includes a tub/shower combo and a spacious vanity with an undermount sink. Pride of ownership is evident throughout this well-maintained complex, and with easy access to Deerfoot, Stoney, and 52nd Street, you're close to everything you need. Seton offers community schools, shopping, parks, walking paths, and convenient transit options right outside your door. This green-built, energy-efficient complex is perfect for both homeowners and investors. Additional features include one outdoor parking stall (#213), ample visitor parking, and a storage locker (#54) for all your extra items. Don't miss out on this fantastic opportunity - schedule your private showing today! Directions:**

Inclusions: n/a  
Property Listed By: **RE/MAX Real Estate (Central)**

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







