



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**19661 40 Street #218, Calgary T3M 3H3**

MLS®#: **A2190471**

Area: **Seton**

Listing Date: **01/27/25**

List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2020**

Finished Floor Area

Abv Sqft: **883**  
Low Sqft:  
Ttl Sqft: **883**

DOM

**9**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Stall,Titled,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard,Geothermal**  
Sewer:  
Ext Feat: **None**

Construction: **Composite Siding**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave Hood Fan,Refrigerator,See Remarks,Washer,Window Coverings**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`6" x 10`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`3" x 9`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`11" x 9`11"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>7`11" x 4`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 9`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`5" x 3`2"</b>

Legal/Tax/Financial

Condo Fee: **\$564**

Title: **Fee Simple**  
Fee Freq:

Zoning: **M-2**

Monthly

Legal Desc: 1910799

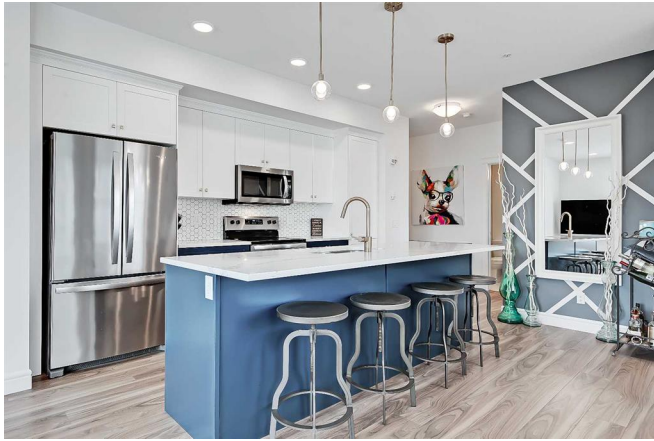
Remarks

Pub Rmks: **\*Visit multimedia link for 360° virtual tour & floorplans!\* This immaculate LIKE-NEW 2-bed, 2-bath corner unit in Seton is a must-see! With over 880 square feet of well-laid-out living space, this unit boasts modern finishes throughout, including luxury vinyl plank flooring and marble-finish quartz countertops in the kitchen. The open-concept kitchen and dining area also feature full-sized stainless-steel appliances, two-tone ceiling-height cabinets, and a full-height mosaic tile backsplash. The spacious living area is filled with natural light and features direct access to a private covered balcony equipped with a built-in gas line. The primary suite is well-appointed with an elegant 5-piece ensuite, while the well-sized second bedroom offers a conveniently attached 3-piece main bath. With in-suite laundry, a parking stall, and a private storage locker, this unit has it all. Situated in the well-maintained building, with beautifully landscaped grounds, visitor parking, and reasonable condo fees, this unit's location is unbeatable, with quick access to local amenities and major highways. With so much to offer, go ahead and book your showing today!**

Inclusions: **None**  
Property Listed By: **RE/MAX House of Real Estate**

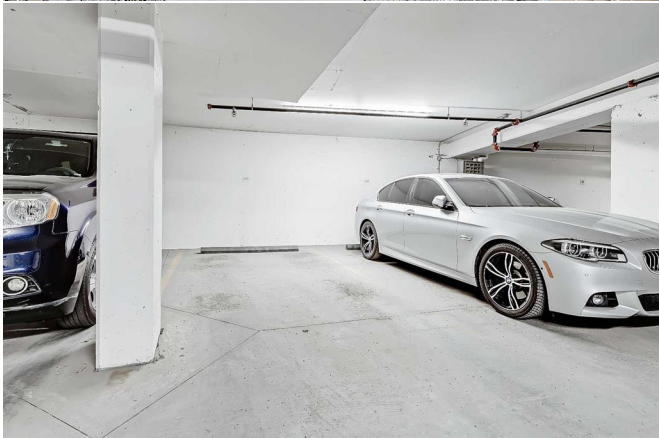
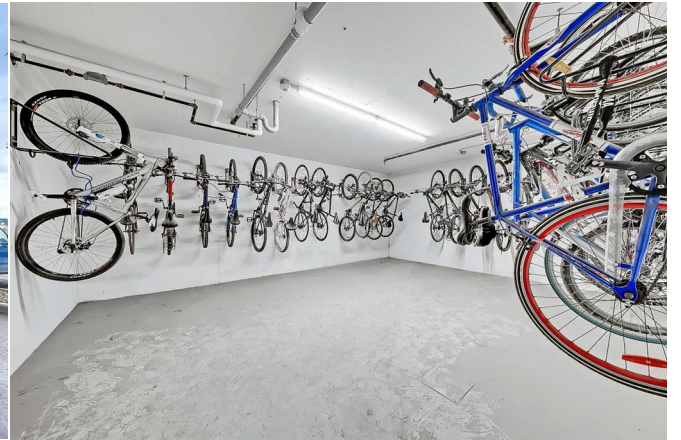
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











This wall is NOT shared with another unit.

Only one shared wall located here, to the West.

