



THE
A-TEAM

**RE/MAX
FIRST**

19661 40 Street #205, Calgary T3M 3H3

MLS® #: **A2197645**

Area: **Seton**

Listing Date: **02/28/25**

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**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **885**
Low Sqft:
Ttl Sqft: **885**

DOM

14
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-
Loft/Bachelor/Studio**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Baseboard,Geothermal**
Sewer:
Ext Feat: **Balcony**

Construction: **Composite Siding,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`0" x 13`3"	Dining Room	Main	8`8" x 9`0"
Living Room	Main	12`3" x 12`6"	Bedroom - Primary	Main	10`0" x 11`0"
Bedroom	Main	10`0" x 10`0"	5pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"	Balcony	Main	24`3" x 5`9"

Legal/Tax/Financial

Condo Fee:
\$564

Title:
Fee Simple

Zoning:
M-2

Legal Desc:	1910799	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Step into sophisticated comfort with this stunning 2-bedroom, 2-bathroom corner unit, a true gem in Seton! Boasting 885 square feet of thoughtfully designed space, this home showcases modern elegance with luxury vinyl plank flooring, marble-finish quartz countertops, chic lighting, and ample storage. The open-concept kitchen and dining area is perfect for entertaining, featuring sleek two-tone, ceiling-height cabinetry that adds a touch of refinement. Sunlight pours into the spacious living area, which seamlessly extends onto an oversized private covered balcony, complete with a built-in gas line—ideal for outdoor relaxation. The primary suite is a retreat of its own, offering a spa-inspired 5-piece ensuite with a separate tub and shower, double sinks, and a generous walk-in closet. A well-sized second bedroom is conveniently connected to a stylish 3-piece main bath, making it perfect for guests. Additional perks include in-suite laundry, titled parking, and access to a meticulously maintained building with beautifully landscaped grounds, visitor parking, and affordable condo fees. Situated in a prime location, this unit provides effortless access to local amenities and major thoroughfares, making it a truly unbeatable opportunity. Don't miss your chance to call this exceptional home yours!</p>		
Inclusions:	None		
Property Listed By:	CIR Realty		

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









