

# \$270,000 - 107, 19621 40 Street Se, Calgary

MLS® #A2198489

**\$270,000**

1 Bedroom, 1.00 Bathroom, 587 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Step into this stunning condo featuring a bright, open floor plan on the main level, with high-end finishes and a sleek stainless steel appliance package. The elegant design showcases quartz countertops throughout, adding a touch of luxury to every space. Enjoy the seamless indoor-outdoor living with direct access to green space through the gated patio. The versatile den offers flexibility-perfect as a home office, extra storage, or even a cozy guest room. Soaring 9ft ceilings and stylish LVP Cork flooring enhance the sense of space and sophistication. Surface parking #206 close to the main door. Nestled in an unbeatable location, you™re just moments away from the world-class YMCA Seton facility, shopping, movie theatre, and public library-everything you need for fitness, entertainment and learning right at your doorstep! Plus, walking distance to South Health Campus. Easy access to Deerfoot/Stoney Trail. Don™t miss the opportunity to make this exceptional condo yours!!!

Built in 2018

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2198489  |
| Price     | \$270,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 587               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 107, 19621 40 Street Se |
| Subdivision | Seton                   |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3B2                 |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking |
| Parking Spaces | 1                                     |
| Parking        | Stall                                 |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Quartz Counters                                                                     |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                            |
| Cooling           | None                                                                                                 |
| # of Stories      | 4                                                                                                    |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | BBQ gas line                 |
| Construction      | Composite Siding, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 50              |
| Zoning         | M-2             |

### Listing Details

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