

# \$279,000 - 308, 19621 40 Street Se, Calgary

MLS® #A2197035

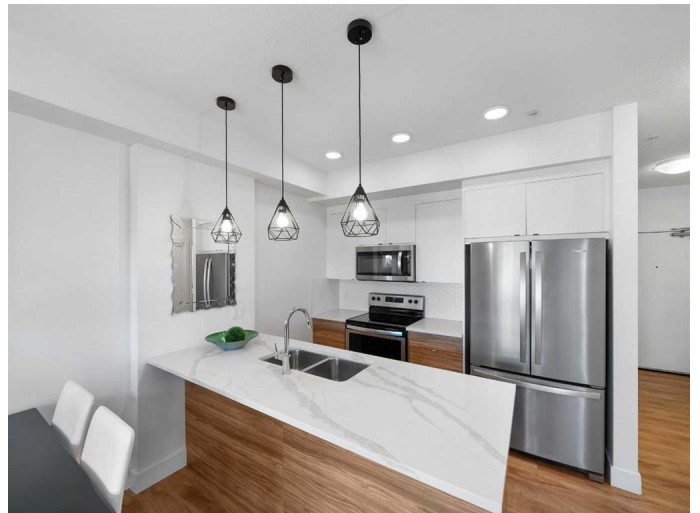
## \$279,000

1 Bedroom, 1.00 Bathroom, 587 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to 308 - 19621 40 Street SE in Seton, one of Calgary's most sought-after communities. This 1-bedroom, 1-bathroom + den apartment perfectly balances convenience and comfort. This is an exceptional opportunity for investors or first-time homebuyers looking to build equity and leave renting behind. This condo boasts a thoughtfully designed open-concept layout, with a modern kitchen seamlessly connecting to the living and dining areas. High-end finishes, including stainless steel appliances, quartz countertops, 9-foot ceilings, and large windows, add elegance and brightness to the space. The unit features a spacious bedroom, a full 4-piece bathroom, and in-suite laundry for added convenience. The den offers versatility as a home office, media space, or extra storage or guest room. AC rough-in was installed by the builder to make it easy to fix the air conditioning unit in the future. The property also includes an underground heated titled parking stall #181. Situated in the vibrant Seton community, this condo offers incredible access to top amenities. The Brookfield Residential YMCA at Seton, a world-class facility, is just a 13-minute walk away and includes a full aquatics center, leisure pool, fitness areas, ice rinks, gyms, a theater, licensed childcare, and a public library. The South Health Campus is only a 10-minute walk, making it ideal for healthcare professionals. Just two blocks away, Seton Shopping District offers easy access to



grocery stores, a variety of dining options, a Cineplex VIP cinema, cafes, fitness centers, and more. Call your agent and book your showing today!

Built in 2018

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2197035      |
| Price          | \$279,000     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 587           |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 308, 19621 40 Street Se |
| Subdivision | Seton                   |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3B2                 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Snow Removal, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Stall, Titled, Underground                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Quartz Counters, See Remarks, Vinyl Windows                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard   |

|              |      |
|--------------|------|
| Cooling      | None |
| # of Stories | 4    |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | BBQ gas line, Balcony        |
| Roof              | Flat Torch Membrane          |
| Construction      | Composite Siding, Wood Frame |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 85                  |
| Zoning         | M-2                 |
| HOA Fees       | 375                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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