405, 19661 40 Street SE
Calgary, Alberta

MLS # A2218855

$415,000

Division:	Seton
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	894 sq.ft.	**Age:**	2020 (5 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Rubber	**Condo Fee:**	$ 615
Basement:	-	**LLD:**	-
Exterior:	Brick, Composite Siding, Wood Frame	**Zoning:**	M-2
Foundation:	-	**Utilities:**	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

YOU DON'T WANT TO MISS THIS! Experience luxurious living in this top-floor corner apartment in the vibrant Seton community of Calgary. This stunning 2-bedroom, 2-bathroom corner unit features an open, airy layout with soaring 11-foot ceilings. The spacious master bedroom includes a private ensuite and a large walk-in closet, while the second bedroom offers a convenient cheater ensuite, perfect for guests or family. The modern kitchen boasts stainless steel appliances, sleek quartz countertops, and a large island ideal for entertaining. High end laminate flooring enhances the space with durability and style. Conveniently, this home includes TWO underground parking stalls and TWO storage lockers, offering ample space for vehicles and belongings. Situated close to all amenities in Seton, including the South Health Campus, shopping, dining, and entertainment, this exceptional corner unit combines comfort, elegance, and convenience all in one. Don’t miss the chance to make this remarkable property yours!