

**112, 19621 40 Street SE**  
**Calgary, Alberta**

**MLS # A2263326**



**\$375,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                              |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 888 sq.ft.                         | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                              |                   |        |
|--------------------|----------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Central, Natural Gas                                                                         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                                                                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                            | <b>Condo Fee:</b> | \$ 628 |
| <b>Basement:</b>   | -                                                                                            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                                              | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                                                                                            | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Open Floorplan, Quartz Counters |                   |        |

**Inclusions:** N/A

Welcome to this stunning end-unit ground floor apartment featuring 9-foot ceilings in the vibrant community of Seton. Perfectly situated in a premium location, this home offers breathtaking mountain views to the West and peaceful park views to the North. Inside, you'll find wall-to-wall windows that fill the space with natural light, creating an inviting and airy atmosphere. The open and functional floor plan showcases a modern kitchen with a large peninsula breakfast bar island, quartz countertops, stainless steel appliances, and full-height cabinetry. The spacious living room and generous dining area are ideal for entertaining friends and family. The primary suite features a large window, a walk-in closet, and a luxurious ensuite complete with dual vanities, a soaker tub, and a stand-up shower with full-height tile. A well-sized second bedroom is complemented by a convenient 4-piece cheater ensuite, perfect for guests or family. This condo also comes with two titled underground secured parking stalls and a separate titled storage unit, ensuring all your parking and storage needs are met. Seton is one of Calgary's fastest-growing communities, offering endless amenities including a VIP Cineplex theatre, public library, South Health Campus, the world's largest YMCA, shopping, dining, schools, and easy access to Stoney Trail and Deerfoot Trail. Don't miss out on this rare opportunity book your private showing today!