

# \$279,900 - 420, 19661 40 Street Se, Calgary

MLS® #A2211108

**\$279,900**

2 Bedroom, 1.00 Bathroom, 625 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Discover this well-maintained top-floor unit in a modern building—ideal for first-time buyers or investors. Priced to sell with immediate possession available—don't miss out.

The open-concept layout features 9-foot ceilings, large windows, and a fresh, airy feel. Enjoy central air conditioning, a private balcony, and a titled parking stall.

The kitchen stands out with a marble peninsula, soft-close cabinetry with brushed gold hardware, and stainless steel appliances—blending function and style.

Located in a family-friendly community, you're minutes from the South Health Campus, Brookfield YMCA, and the Seton Shopping District with groceries, caf  s, restaurants, and Cineplex VIP. Parks, schools, and major roads are also nearby.

Own this clean, move-in-ready condo in one of Calgary's most vibrant neighbourhood—book your showing today!

Built in 2020

## Essential Information

MLS® # A2211108

Price \$279,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 625               |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 420, 19661 40 Street Se |
| Subdivision | Seton                   |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3H3                 |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows         |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Wall/Window Air Conditioner |
| Heating           | Baseboard   |
| Cooling           | Wall Unit(s)  |
| # of Stories      | 4   |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony                             |
| Roof              | Membrane                            |
| Construction      | Brick, Composite Siding, Wood Frame |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 3rd, 2025 |
|-------------|---------------|

|                |     |
|----------------|-----|
| Days on Market | 11  |
| Zoning         | M-2 |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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