

# \$379,900 - 118, 19661 40 Street Se, Calgary

MLS® #A2255854

**\$379,900**

2 Bedroom, 2.00 Bathroom, 884 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to this stylish corner unit with 2 bedrooms and 2 bathrooms, featuring 2 TITLED underground parking stalls and an assigned storage locker. This bright and modern 884 sq. ft. apartment offers an open layout with 9 ft. ceilings, luxury laminate and tile flooring, and marble quartz countertops.

The kitchen includes full-height two-tone cabinets, a central island with bar seating, stainless steel appliances, and a classic tile backsplash. Enjoy the spacious dining area and sunny living room with wrap-around windows, leading to a large patio overlooking a peaceful zen garden—great for outdoor living with a gas BBQ line.

The primary suite has a walk-in closet and a 5-piece ensuite with dual vanities, a soaker tub, and a tiled shower. The second bedroom can serve as a guest room or home office, with easy access to the second full bath. Additional features include new laminate flooring in the bedrooms, in-suite laundry, heated underground parking, and a heated driveway ramp.

Located steps from South Health Campus, Seton Urban District, and the Seton YMCA, this home offers great walkability to shops, restaurants, recreation, and transit. Enjoy the best of urban living in Seton!

Built in 2020



## Essential Information

MLS® #	A2255854
Price	\$379,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	884
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	118, 19661 40 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3H3

## Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Visitor Parking
Parking Spaces	2
Parking	Enclosed, Heated Garage, Parkade, Titled, Underground, Owned

## Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	Rough-In
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Garden
Construction	Brick, Composite Siding, Wood Frame

**Additional Information**

Date Listed	September 11th, 2025
Days on Market	3
Zoning	M-2

**Listing Details**

Listing Office	eXp Realty
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