

# \$395,000 - 304, 19621 40 Street Se, Calgary

MLS® #A2215661

**\$395,000**

2 Bedroom, 2.00 Bathroom, 885 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to this bright and spacious CORNER UNIT with 2-bedrooms, 2-bathrooms in the heart of vibrant Seton! Situated on the third floor, this stunning unit offers an abundance of natural light through its many windows and a thoughtfully designed open-concept layout. You'll love GOURMET KITCHEN featuring quartz surfaces, a huge kitchen island, perfect for meal prep, entertaining, or casual dining, along with modern finishes throughout. Step outside onto your private balcony – a perfect spot to relax and enjoy the views, on a warm sunny evening, or watch the sun come up with that first morning coffee!

The primary suite features a walk-in closet and a spa like ensuite with a separate shower, soaker tub and double vanity, while the second bedroom offers excellent flexibility for guests, a home office, or additional family space. Underground parking provides secure, year-round convenience.

Seton is one of Calgary's most exciting communities, featuring schools, shopping, restaurants, entertainment, and the world-class South Health Campus – all within walking distance! Whether it's catching a movie, grabbing a coffee, or hitting the gym, it's all right here. This condo is a fantastic opportunity for first-time buyers, investors, or anyone looking to enjoy a dynamic lifestyle. You won't be disappointed – book your showing today!



Built in 2019

### **Essential Information**

MLS® #	A2215661
Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	885
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	304, 19621 40 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3B2

### **Amenities**

Amenities	Elevator(s), Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Titled, Underground

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island
Appliances	Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

**Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Concrete, Metal Siding, Stone, Wood Frame

**Additional Information**

Date Listed	April 30th, 2025
Days on Market	59
Zoning	M-2

**Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.