

**304, 19621 40 Street SE**  
**Calgary, Alberta**

**MLS # A2215661**



**\$395,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	885 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 571
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Stone, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island		

**Inclusions:** window Coverings

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 &ndash; 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 &ndash; 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 &ndash; book your showing today!