118, 19661 40 Street SE
Calgary, Alberta

MLS # A2228122
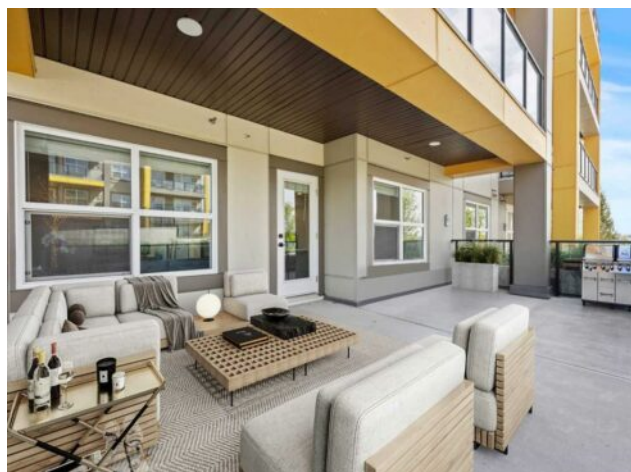
$395,000

Division:	Seton
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	894 sq.ft.	**Age:**	2020 (5 yrs old)
Beds:	2	**Baths:**	2

Garage:	Enclosed, Heated Garage, Owned, Parkade, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Laminate, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 607
Basement:	-	**LLD:**	-
Exterior:	Brick, Composite Siding, Wood Frame	**Zoning:**	M-2
Foundation:	-	**Utilities:**	-

Features: Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Welcome to this stylish CORNER unit with 2 BEDROOMS, 2 BATHROOMS, 2 TITLED UNDERGROUND parking stalls and an assigned storage locker! Offering 894 SQ.FT of open-concept living, this bright and modern unit boasts 9FT ceilings, luxury laminate and tile flooring, marble QUARTZ countertops, and designer lighting throughout. The sleek kitchen features full-height, two-tone cabinetry, a central island with bar seating, stainless steel appliances, and a timeless tile backsplash. Enjoy a spacious dining area, sunlit living room with WRAP-AROUND WINDOWS, and a MASSIVE PATIO overlooking the ZEN GARDEN with a gas BBQ line—perfect for indoor-outdoor living. This summer has never looked better, enjoying your OUTDOOR OASIS. The primary suite includes a walk-in closet and a luxurious 5-piece ensuite with DUAL VANITIES, a soaker tub, and a tiled shower. A second bedroom offers flexible use as a guest room or home office, with convenient access to the second full bath. Additional highlights: new laminate flooring in the bedrooms and closets (replaced carpets), in-suite laundry, HEATED underground PARKING, and a heated driveway ramp for year-round convenience. Located steps from South Health Campus, Seton Urban District, and the world-class Seton YMCA, this home offers unmatched walkability to shops, restaurants, recreation, and transit. Urban living meets everyday comfort—this is Seton at its finest.