

420, 19661 40 Street SE
Calgary, Alberta

MLS # A2211108



\$279,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	625 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 362
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
Inclusions:	None		

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!