# \$340,000 - 219, 19621 40 Street Se, Calgary

MLS® #A2228095

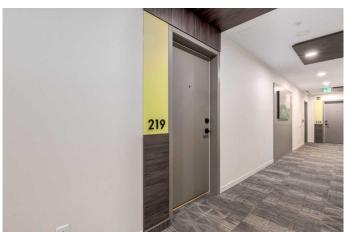
# \$340,000

2 Bedroom, 2.00 Bathroom, 824 sqft Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to this beautifully designed 2-bedroom, 2-bathroom plus den apartment in the highly sought-after community of Seton. Built in 2019, this contemporary unit offers underground titled parking, a dedicated storage unit, and an open-concept layout ideal for modern living. Step inside and be greeted by a bright and spacious kitchen featuring quartz countertops, a central island, and seamless flow into the cozy living roomâ€"complete with access to your own private balcony. Perfect for morning coffee or evening relaxation. The smart split-bedroom design offers maximum privacy. To the left, you'II find the second bedroom with a 4-piece ensuite, ideal for guests or family. On the right, the primary suite features a luxurious 5-piece ensuite, a walk-in closet, and an adjoining private office or denâ€"perfect for remote work, a nursery, or a quiet retreat. This home is ideal for young professionals, starter families, or downsizers looking for comfort, convenience, and community. Located in the heart of Seton, you're just steps away from world-class amenities, including the largest YMCA in North America, a public library, Joane Cardinal-Schubert High School, and the South Health Campus hospital. Enjoy easy access to major grocery stores, restaurants, a movie theatre, and quick connections to Stoney Trail and Deerfoot Trail. Don't miss your opportunity to own in one of Calgary's fastest-growing and best-equipped neighborhoods. Book your







#### Built in 2019

#### **Essential Information**

MLS® # A2228095 Price \$340,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 824
Acres 0.00
Year Built 2019

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 219, 19621 40 Street Se

Subdivision Seton
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3B2

#### **Amenities**

Amenities Parking, Storage, Trash, Visitor Parking

Parking Spaces 1

Parking Underground

### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Wall/Window Air

Conditioner, Washer/Dryer Stacked, Window Coverings

Heating Baseboard Cooling Wall Unit(s)

# of Stories 4

# **Exterior**

Exterior Features Balcony

Construction Composite Siding, Metal Siding, Stone, Wood Frame

#### **Additional Information**

Date Listed June 4th, 2025

Days on Market 80

Zoning M-2

# **Listing Details**

Listing Office Bow Realty

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