

# \$289,900 - 321, 19661 40 Street Se, Calgary

MLS® #A2225113

**\$289,900**

1 Bedroom, 1.00 Bathroom, 651 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Stylish Condo Living in the Heart of Seton â€”  
With the 2 Parking Spots Youâ€™ve Been  
Waiting For!

Welcome to this thoughtfully designed  
3rd-floor condo in Stile Setonâ€”where smart  
design meets unbeatable value. Built by Rohit,  
this spacious 651 sq ft unit features an  
open-concept layout that feels much larger  
than expected, offering house-sized features  
in a modern, efficient design.

Enjoy the privacy and calming quiet of only  
one shared wall with a neighbour, and relax on  
your generous balcony, perfect for summer  
evenings or a morning coffee. Inside, you'll  
find a large living room that easily fits a full  
sectional, a proper dining area (yesâ€”dinner  
parties are on!), plus a den located on the  
opposite side of the primary  
bedroomâ€”perfect for working from home or  
hosting overnight guests.

The bedroom features two windows so you  
can enjoy the big-sky views from bed, along  
with great closet space. The kitchen includes a  
4-seater island and plenty of counter space for  
a coffee bar and cooking.

One of the standout features is the abundant  
storageâ€”with full closet storage in the  
bathroom, another in the living room, and  
additional space in the laundry room, youâ€™ll  
have room for everything and live clutter-free.



This unit comes with TWO titled parking stalls, ample in-suite storage, and is located in a super clean, quiet building with reasonable condo fees.

Stile Seton is in Calgary’s vibrant Outer South, surrounded by shops, restaurants, schools, green spaces, and the 330,000 sq. ft. Brookfield Residential YMCA—the largest YMCA in the world! With quick access to major roads and a future LRT station, this is a smart investment in one of Calgary’s most exciting master-planned communities.

Don’t miss your chance to own this game-changing condo in a location that truly has it all!

Built in 2020

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2225113          |
| Price          | \$289,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 651               |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 321, 19661 40 Street Se |
| Subdivision | Seton                   |
| City        | Calgary                 |
| County      | Calgary                 |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3M 3H3 |

### Amenities

|                |                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Visitor Parking                                                                       |
| Parking Spaces | 2                                                                                                                            |
| Parking        | Additional Parking, Enclosed, Heated Garage, Off Street, Outside, Owned, Parkade, Secured, Stall, Titled, Underground, Gated |
| # of Garages   | 1                                                                                                                            |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home                               |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                    |
| Cooling           | None                                                                                         |
| # of Stories      | 4                                                                                            |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Balcony, Lighting                               |
| Construction      | Cement Fiber Board, Concrete, Stone, Wood Frame |
| Foundation        | Poured Concrete                                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 17             |
| Zoning         | M-2            |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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