

# \$265,000 - 411, 19621 40 Street Se, Calgary

MLS® #A2254860

**\$265,000**

1 Bedroom, 1.00 Bathroom, 579 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

**FABULOUS TOP-FLOOR CONDO IN SETON!**

Welcome to this stylish 1 Bedroom + Den, 1 Bathroom in one of Calgary's most vibrant communities. Designed with comfort and convenience in mind, this OPEN-CONCEPT home has everything you need for modern living.

The kitchen overlooks the living and dining areas, making it easy to stay connected while cooking or entertaining. A peninsula island seats 2-3 comfortably, perfect for casual dining, while the dedicated dining area offers space for more intimate meals. The kitchen is finished with quartz countertops, stainless steel appliances, and a large DOUBLE sink, blending function with luxury.

Polished concrete-look vinyl flooring throughout most areas, adds a sleek, modern vibe. The floor plan is well thought out, featuring a bright primary bedroom, a full 3pc bathroom with a beautifully tiled shower, and a cozy den/office ideal for working from home. Additional highlights include in-suite laundry, a pantry, and a linen closet for extra storage. Step outside to your PRIVATE BALCONY with GAS HOOKUP for your barbeque, perfectly positioned to overlook the PEACEFUL GREENSPACE—a tranquil spot to enjoy your morning coffee or unwind at the end of the day.

This home also includes a TITLED HEATED UNDERGROUND PARKING STALL—no more scraping snow in winter—and HEAT INCLUDED in the monthly condominium fee,



keeping bills simple and affordable. Living in Seton means being close to everything. Just a short walk away is the award-winning Brookfield Residential YMCA, the LARGEST YMCA IN THE WORLD, offering an aquatics centre, ice rinks, gymnasiums, fitness facilities, a theatre, childcare, and a full-service library. The SOUTH HEALTH CAMPUS and Seton Professional Centre are also nearby, along with shopping, restaurants, coffee shops, and services—all within minutes. SETON has twice been voted CALGARY'S COMMUNITY OF THE YEAR, and it is easy to see why. This location offers an unbeatable lifestyle, whether you are a first-time buyer, or downsizer Start building equity today in this beautiful, MOVE IN READY condominium with GREENSPACE VIEWS and ZERO NEIGHBOURS ABOVE! enjoy everything Seton has to offer.

Built in 2019

### Essential Information

MLS® #	A2254860
Price	\$265,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	579
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	411, 19621 40 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3B2

### **Amenities**

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer, Window Coverings, Built-In Refrigerator
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Courtyard
Construction	Composite Siding, Stone, Wood Frame

### **Additional Information**

Date Listed	September 9th, 2025
Days on Market	3
Zoning	M-2

### **Listing Details**

Listing Office	2% Realty
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