



## 19621 40 Street Calgary Alberta

\$324,900

Welcome to 413 in Stile Seton, a lovely top floor 1 bedroom plus den suite with balcony. BONUS: SELLER TO PAY 1 YEAR OF CONDO FEES ON BEHALF OF BUYER AT CLOSING. HEAT IS INCLUDED IN CONDO FEES. It features a mountain view to the West and open concept living, with the kitchen overlooking both the living and dining areas. There are 9' ceilings throughout. The kitchen's peninsula perfectly seats 2-3 people comfortably and there's a nice dining area for more intimate dinners. Quartz countertops, Whirlpool stainless steel appliances, and a large double stainless steel sink add to your daily experience of luxury. Polished concrete-look vinyl flooring gives an industrial-modern vibe. This well-laid out suite includes the primary bedroom with room for a queen bed, a 3-piece bath with spacious shower, and a cozy den/office including its own Murphy bed for guests. The Murphy bed converts to a built-in desk for use as a home office. Each room has its own wall-mounted television: Living area, primary bedroom and den. In-suite laundry/storage room, pantry, and linen closet complete this condo. Underground heated titled parking stall #179 is included. Stile Seton is located next to The Seton Urban District - one of the most comprehensive mixed-use developments in North America. There are a multitude of restaurants to choose from. Seton has been voted Calgary's Community of the Year - two years in a row! Seton is the perfect location to be close to...everything! The world's largest YMCA - Brookfield Residential YMCA at Seton - is a short 13-min walk away, featuring a competitive aquatics centre, leisure pool, fitness campus, sports facilities including multiple indoor ice rinks and gymnasiums, theatre, a licensed child care facility, and a full-serve Calgary Public Library. It's an easy walk to the new hospital - South Health Campus - and Seton Professional Centre, as well as the...

Kitchen 10.50 Ft x 8.50 Ft

Living room/Dining room 14.67 Ft x 10.50 Ft

Den 7.42 Ft x 7.08 Ft

Other 9.25 Ft x 5.67 Ft

Laundry room 4.92 Ft x 7.58 Ft

Primary Bedroom 10.50 Ft x 9.33 Ft

3pc Bathroom 7.92 Ft x 4.92 Ft

Listing Presented By:



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**Mirror**

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