



## 19661 40 Street Calgary Alberta

\$374,900

Check out this stunning third floor corner unit nestled in the heart of Seton. The modern design boasts captivating features, including a white hexagon tile backsplash complemented by gorgeous two-tone ceiling height cabinets and brushed gold hardware. The spacious center island, adorned with marbled quartz countertops, is the perfect focal point and a great place for your guests to gather. This exquisite 2-bedroom, 2-bathroom designer condo caters to your every desire. The primary bedroom impresses with a 5-piece ensuite featuring dual sinks, marble-finished quartz countertops, gold fixtures, a soaker tub, and a shower that seamlessly connects to a walk-in closet. The second bedroom, conveniently located on the opposite side, connects smartly to the 3-piece bathroom. Enjoy the convenience of in-suite laundry, additional storage closets, and large windows that flood the space with natural light. Step out onto the expansive balcony, an ideal spot for relaxation, BBQs, and your morning coffee. Plus, this unit comes with a rough-in for future air conditioning. But what sets this unit apart? It boasts 2 titled underground parking stalls and a storage unit, providing secure and ample space for your convenience and don't worry, up to 2 furry friends are allowed as well (with board approval). Fun fact: SETON has earned the title of Calgary's Community of the Year for two consecutive years! Proximity to grocery stores, Cineplex Cinemas Seton, South Health Campus, restaurants, cafes, schools, and the world's largest YMCA adds to the allure. Don't miss out on the opportunity to make this condo your own. Book your showing today and step into a residence where elegance meets practicality! (id:6769)

Kitchen 12.33 Ft x 14.00 Ft  
Dining room 5.42 Ft x 8.67 Ft  
Living room 12.42 Ft x 13.42 Ft  
Primary Bedroom 10.83 Ft x 9.92 Ft

5pc Bathroom 7.83 Ft x 7.83 Ft  
Bedroom 9.92 Ft x 9.92 Ft  
3pc Bathroom 7.83 Ft x 4.83 Ft

Listing Presented By:



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