



19661 40 Street Calgary Alberta

\$388,800

Stunning corner unit with tons of windows and loads of natural light. Like new! This home is pristine! Fantastic walkable location in Seton where it just steps to the South Health Campus Hospital, tons of restaurants, pubs, grocery stores, movie theatre, YMCA, schools, parks and more! This gorgeous two bedroom, two full bath home has a fantastic layout. Walk into a foyer entry with two closets and a hallway with a built-in desk with quartz countertop to the kitchen area. Open floor plan and spacious with the kitchen being open to the dining area and living room. Impressive kitchen with shaker cabinetry, subway tile backsplash, a big island with seating for three, stainless steel appliances and quartz countertops. Light and bright, modern color palette throughout with vinyl plank flooring and high ceilings. Off the living room is access to a HUGE 31 ft long wrap around patio that has some covered spaces and other open sky areas. This huge patio gives you lots of options for multiple outdoor living spaces and gardening too! Possible outdoor dining and outdoor living room spaces with a gas hookup too for a bbq or fire table. The primary bedroom has its own ensuite with dual sinks, quartz counter-top, deep soaker tub and stand alone shower with a big walk-in closet. Fantastic for privacy, on the opposite side of the apartment from the primary bedroom is the second bedroom with a cheater door to the main bathroom that boasts quartz countertop and tiled shower. In-Suite front load HE washer & dryer. Titled, heated and secure underground parking #P245 and Storage unit 245. Enjoy the Central Air-Conditioning in Stile Flats on those hot summer days. Pet-Friendly building (Up to Two Pets, up to 45 lbs each, no taller than 16 inches at the shoulder). Child friendly too, no age restrictions. Walk to schools and the Community Centre and YMCA which has a leisure wave pool, a...

Foyer 7.00 Ft x 3.67 Ft

Kitchen 15.33 Ft x 14.08 Ft

Dining room 8.67 Ft x 5.50 Ft

Living room 10.33 Ft x 12.50 Ft

Primary Bedroom 10.92 Ft x 10.00 Ft

5pc Bathroom 7.92 Ft x 7.83 Ft

Other 7.92 Ft x 4.83 Ft

Bedroom 10.00 Ft x 10.00 Ft

3pc Bathroom 8.00 Ft x 4.92 Ft

Laundry room 4.92 Ft x 3.33 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd., Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net