



19640 40 Street Calgary Alberta

\$455,000

Welcome to this bright and stylish 2-bedroom, 2.5-bathroom townhome in the vibrant community of Seton. Offering approximately 1,300 sq ft of modern living space, this beautifully maintained home features an open-concept main floor that is perfect for both daily living and entertaining. The kitchen impresses with sleek dark cabinetry, stainless steel appliances, and a large island with seating. The spacious living and dining areas are flooded with natural light from oversized windows and open onto a private balcony—ideal for your morning coffee or summer BBQs. Upstairs, you'll find two generously sized bedrooms, each with its own ensuite, providing the perfect setup for roommates, guests, or a home office. Upper floor laundry completes the upstairs level. The main floor also includes a convenient powder room, and the home offers the added benefit of an attached garage for secure parking and extra storage. Located just steps from South Health Campus, the YMCA, shopping, restaurants, and with easy access to major roadways, this home offers unbeatable convenience in one of Calgary's fastest-growing neighbourhoods. Move in and enjoy everything Seton has to offer! (id:6769)

2pc Bathroom 5.08 Ft x 4.92 Ft

Dining room 10.67 Ft x 9.92 Ft

Kitchen 8.67 Ft x 16.67 Ft

Living room 14.17 Ft x 9.83 Ft

3pc Bathroom 6.92 Ft x 7.83 Ft

4pc Bathroom 6.83 Ft x 7.50 Ft

Bedroom 10.50 Ft x 11.00 Ft

Primary Bedroom 11.50 Ft x 16.17 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Mission Real Estate

<http://www.virginiawalker@royallepage.ca/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca