



## 19621 40 Street Calgary Alberta

\$289,900

This immaculate open-concept 1-bedroom plus den is perfect for the first time home buyers or investor. It boasts all the desirable upgrades: quartz countertops, vinyl flooring, stainless steel appliances, tiled underground parking and a gas line for your BBQ. Experience the charm of Seton, a premier southern community honored as Calgary's Community of the Year for two consecutive years! Revel in its exceptional amenities, including North America's largest YMCA offering state-of-the-art equipment. Indulge in the stunning library and relish the convenience of being within walking distance to shopping, restaurants, and coffee shops, while also being minutes away from the South Health Campus. Don't miss out on this exceptional opportunity, book your private showing today! (id:6769)

Living room 11.42 Ft x 13.00 Ft

Kitchen 9.92 Ft x 8.83 Ft

Dining room 5.83 Ft x 6.17 Ft

Primary Bedroom 10.42 Ft x 8.50 Ft

Den 9.25 Ft x 6.50 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

Laundry room 3.50 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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