



# 19621 40 Street Calgary Alberta

\$429,900

OPEN HOUSE 11-1 SAT/SUN JULY 13/14. Welcome to the top floor suite 401 in Stile Seton. It has two of everything: 2 bedrooms, 2 bathrooms, 2 parking, 2 storage. Parking and storage are titled. This well-laid out floorpan provides privacy with each bedroom and bathroom separated by the open plan living area. The kitchen's peninsula seats 4 people comfortably and there's a nice dining area for more intimate dinners. Quartz countertops, stainless steel appliances, and a large double sink add to your daily experience of luxury. The living area is a comfortable space to lounge and enjoy the views. The primary bedroom has an ensuite and walk-in closet. The primary bathroom features dual sinks, a soaking tub and separate glass-walled shower. The second bathroom has a glass-walled shower and has dual access, either directly from the second bedroom or the entry hall. The laundry room and a linen closet provide additional storage. Heat is included in the monthly condo fee. Generous-size windows bring in natural light throughout. The balcony offers expansive views and has a natural gas hookup for your BBQ. The titled storage locker is located on the 4th floor, just down the hall from the suite. An additional storage cage for skis, surfboard or other taller items is in front of one of the two titled heated, secure, underground parking stalls. Stile Seton is located next to The Seton Urban District - one of the most comprehensive mixed-use developments in North America. 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...

Kitchen 9.50 Ft x 8.92 Ft  
 Living room 12.08 Ft x 11.42 Ft  
 Primary Bedroom 10.92 Ft x 9.25 Ft  
 5pc Bathroom 7.92 Ft x 4.92 Ft

Bedroom 13.00 Ft x 9.25 Ft  
 3pc Bathroom 7.92 Ft x 4.92 Ft  
 Laundry room 7.08 Ft x 3.92 Ft  
 Other 9.25 Ft x 5.67 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
 darylcarlson@shaw.ca