



## 19621 40 Street Calgary Alberta

\$265,000

FABULOUS TOP-FLOOR CONDO IN SETON! Welcome to this stylish 1 Bedroom + Den, 1 Bathroom in one of Calgary's most vibrant communities. Designed with comfort and convenience in mind, this OPEN-CONCEPT home has everything you need for modern living. The kitchen overlooks the living and dining areas, making it easy to stay connected while cooking or entertaining. A peninsula island seats 2-3 comfortably, perfect for casual dining, while the dedicated dining area offers space for more intimate meals. The kitchen is finished with quartz countertops, stainless steel appliances, and a large DOUBLE sink, blending function with luxury. Polished concrete-look vinyl flooring throughout most areas, adds a sleek, modern vibe. The floor plan is well thought out, featuring a bright primary bedroom, a full 3pc bathroom with a beautifully tiled shower, and a cozy den/office ideal for working from home. Additional highlights include in-suite laundry, a pantry, and a linen closet for extra storage. Step outside to your PRIVATE BALCONY with GAS HOOKUP for your barbeque, perfectly positioned to overlook the PEACEFUL GREENSPACE--a tranquil spot to enjoy your morning coffee or unwind at the end of the day. This home also includes a TITLED HEATED UNDERGROUND PARKING STALL--no more scraping snow in winter--and HEAT INCLUDED in the monthly condominium fee, keeping bills simple and affordable. Living in Seton means being close to everything. Just a short walk away is the award-winning Brookfield Residential YMCA, the LARGEST YMCA IN THE WORLD, offering an aquatics centre, ice rinks, gymnasiums, fitness facilities, a theatre, childcare, and a full-service library. The SOUTH HEALTH CAMPUS and Seton Professional Centre are also nearby, along with shopping, restaurants, coffee shops, and services--all within minutes. SETON has twice been voted CALGARY'S COMMUNITY OF THE YEAR, and it is easy to see why. T...

3pc Bathroom 4.92 Ft x 7.83 Ft

Bedroom 9.17 Ft x 10.33 Ft

Den 9.50 Ft x 7.42 Ft

Kitchen 10.50 Ft x 7.75 Ft

Living room 10.50 Ft x 15.50 Ft

Listing Presented By:



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