



19621 40 Street Calgary Alberta

\$259,900

Welcome to stylish, low-maintenance living in the heart of Seton -- Calgary's vibrant "Downtown of the South." This beautifully curated 1 bedroom + den condo featuring the popular "Verde" floor plan offers the perfect blend of modern design, everyday functionality, and unbeatable walkability in one of Calgary's fastest-growing communities. Inside, you'll immediately appreciate the contemporary finishes and thoughtfully selected upgrades throughout. The kitchen is both elegant and practical, showcasing chic two-toned cabinetry, modern hardware and lighting, quartz countertops, designer tile backsplash, stainless steel appliances, and a convenient breakfast bar perfect for casual dining or entertaining. Upgraded laminate and tile flooring add warmth and durability while maintaining a sleek modern aesthetic. The open-concept layout provides comfortable living and entertaining space while the versatile den offers the perfect setup for a home office, study space, or guest area--ideal for professionals working remotely or anyone needing extra flexibility. The bright living area extends to a west-facing balcony, creating the perfect spot to enjoy afternoon sunshine and evening sunsets. Additional conveniences include in-suite laundry, a titled surface parking stall, and affordable condo fees, making this an excellent opportunity for both homeowners and investors. What truly sets this home apart is its exceptional location within Seton, one of Calgary's most dynamic and amenity-rich communities. Just steps from your door you'll find the Seton Urban District, offering groceries, restaurants, cafes, shopping, fitness studios, and everyday services. The community is also home to the South Health Campus Hospital, the massive Seton YMCA (one of the largest in North America) featuring pools, a full fitness centre, skating rink, library, and community programming, along with the ...

4pc Bathroom 4.92 Ft x 7.92 Ft

Bedroom 9.25 Ft x 10.33 Ft

Den 9.50 Ft x 7.42 Ft

Dining room 10.50 Ft x 4.50 Ft

Kitchen 13.25 Ft x 8.58 Ft

Living room 10.50 Ft x 10.17 Ft

Listing Presented By:



Originally Listed by:
Charles

<http://www.3sixty5realestate.com/>

RE/MAX Realty Professionals

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

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