



# 19632 40 Street Calgary Alberta

\$424,900

QUICK POSSESSION | DUAL PRIMARY SUITES | INDOOR PARKING - PLUS MAIN FLOOR DEN This trendy and spacious air-conditioned three-storey townhome in the desirable community of Seton offers outstanding value, a stylish modern design, and a convenient location close to transit, shopping, schools, walking paths, green spaces, dog parks, YMCA and more. Designed for both comfort and functionality, this home is ideal for professionals, families, or investors looking for low-maintenance living in a vibrant urban setting. The entry-level welcomes you with a large front foyer, a versatile hobby room or home office, extra storage space, and convenient access to the attached garage. The upper main level features an open-concept living space with luxury vinyl plank flooring and abundant natural light, creating a warm and inviting atmosphere. The spacious living room flows seamlessly into the well-appointed kitchen and dining area, making this home perfect for relaxing evenings or entertaining guests. The kitchen is a true standout, featuring white shaker-style cabinetry, quartz countertops, a stunning tile backsplash, upgraded stainless steel appliances, and a dramatic peninsula island with a flush eating bar and undermount sink. Just off the front living area, a sizeable west-facing balcony offers the ideal space for outdoor enjoyment with a covered BBQ area and peaceful mountain views. Upstairs, the home continues to impress with two generously sized primary bedrooms with private en-suites, a laundry closet with a stacked washer and dryer. The main primary suite is thoughtfully designed and includes a large walk-in closet and a luxurious private ensuite featuring quartz countertops and a glass-enclosed walk-in shower. This beautiful home combines contemporary aesthetics with everyday practicality, showcasing a modern decor palette, smart layout, and quality finishings throughout....

Living room 14.08 Ft x 11.50 Ft

Kitchen 16.50 Ft x 8.67 Ft

Dining room 10.50 Ft x 8.42 Ft

2pc Bathroom Measurements not available

Furnace 9.58 Ft x 3.25 Ft

Foyer 10.17 Ft x 3.25 Ft

Den 10.50 Ft x 10.33 Ft

Laundry room 3.42 Ft x 3.08 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Primary Bedroom 10.83 Ft x 10.50 Ft

Primary Bedroom 11.00 Ft x 10.33 Ft

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Listing Presented By:



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