



19661 40 Street Calgary Alberta

\$285,000

1 bed, 1 bath PLUS DEN main floor unit with a private, sunny, and spacious WEST-FACING PATIO feels more like a private residence than a condo. Complete with a TITLED HEATED UNDERGROUND PARKING STALL and ample visitor and street parking surrounding this charming well-run complex. Located within walking distance to every amenity from grocery stores, pubs, and restaurants, to the Cineplex VIP movie theatre, medical facilities including the renowned South Calgary Hospital, as well as recreational facilities like the top-notch SETON YMCA and scenic walking/biking paths, allowing for a convenient and relaxed lifestyle. Featuring a welcoming foyer and a spacious, open-concept living area with 9' ceilings, this unit boasts modern vinyl plank flooring, sleek white cabinets, a stylish eating bar, elegant quartz counters, and stainless steel appliances. This beautiful well-managed building is pet friendly with VERY REASONABLE CONDO FEES that include everything but electricity, it is the perfect property for all types of buyers, whether a first-time buyer, someone looking to downsize, or an investor. Book your showing today and experience it for yourself and check out the 3D tour (id:6769)

Living room/Dining room 13.92 Ft x 10.58 Ft

Kitchen 9.50 Ft x 9.50 Ft

Primary Bedroom 10.42 Ft x 9.17 Ft

Office 7.42 Ft x 6.92 Ft

Foyer 10.00 Ft x 4.83 Ft

Laundry room 5.00 Ft x 3.58 Ft

3pc Bathroom 7.83 Ft x 4.83 Ft

Other 9.17 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