



## 19661 40 Street Calgary Alberta

\$279,000

Welcome home to Seton, one of Calgary's most sought-after communities. This 1-bedroom, 1-bathroom apartment is an exceptional opportunity for investors or first-time homebuyers looking to build equity and leave renting behind. Built in 2020, this condo boasts a thoughtfully designed open-concept layout, with a modern kitchen seamlessly connecting to the living and dining areas. High-end finishes, including stainless steel appliances, quartz countertops, 9-foot ceilings, and large windows, add elegance and brightness to the space. The unit features a spacious bedroom, a full 4-piece bathroom, and in-suite laundry for added convenience. Low monthly condo fees cover heat, water/sewer, and building insurance, and the unit includes a titled outdoor parking spot (#217). Situated in the vibrant Seton community, this condo offers incredible access to top amenities. The Brookfield Residential YMCA at Seton, a world-class facility, is just a 13-minute walk away and includes a full aquatics center, leisure pool, fitness areas, ice rinks, gyms, a theater, licensed childcare, and a public library. The South Health Campus is only a 10-minute walk, making it ideal for healthcare professionals. Just two blocks away, Seton Shopping District offers easy access to grocery stores, a variety of dining options, a Cineplex VIP cinema, cafes, fitness centers, and more. Embrace the best of urban condo living--don't miss your chance to own this stylish and well-connected home! (id:6769)

Living room 3.38 M x 3.23 M

Kitchen 2.69 M x 2.77 M

Dining room 1.65 M x 3.23 M

Laundry room 1.09 M x .94 M

Primary Bedroom 3.12 M x 2.82 M

4pc Bathroom 2.39 M x 1.50 M

Other 1.73 M x 1.40 M

Other 1.73 M x 2.84 M

Listing Presented By:



Originally Listed by:  
TrustPro Realty

**RE/MAX Realty Professionals**

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

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