



## 19661 40 Street Calgary Alberta

\$285,000

If you're looking for something that's low-maintenance and functional, efficient, and in a location that actually makes day-to-day life easier, this unit checks the boxes without any drama. 2 real bedrooms. The second room has a full window and a proper door. Good for a home office, kid's room, or spare room – definitely, not a cave! Smart layout (564 sq ft used well). Open living space, 9-ft ceilings, and big windows. It feels bigger than the square footage, and the natural light is honestly the main feature here. Quality finishes that hold up. Quartz counters, wide-plank floors, stainless appliances. Nothing cheap or flimsy. Kitchen has a functional layout with a proper eating bar. In-suite laundry. Door closes, noise contained. Always a plus. Heated, titled, underground parking (Stall P277). No scraping windshields. No parking roulette. It's your spot, year-round. You also have access to bike storage. Ample parking for your visitors! A large glass railed balcony with a roughed in gas line and electrical outlet. Enough room to sit and actually use it, not just look at it. Excellent location in the heart of Seton SE. A mere walk from the new YMCA (largest in North America), South Health Campus, Calgary Public Library, restaurants, Seton Shopping Center, Superstore, Save on Foods, Mountain Equipment Co-op, multiple banks, Tim Horton's, Cineplex movie theater, schools, dog park, and so much more. And you're on Deerfoot Trail in under a minute. When the future LRT connects through, this will only get stronger in terms of ease and resale. Condo Fees: Reasonable. Covers heat, water, sewer, insurance, and reserve contributions. Pet-friendly. Rentals allowed. BBQs allowed. Nothing unusual or restrictive in the bylaws. At \$285,000, it's well-placed for Seton and for a true 2-bed with underground parking. Strong first purchase, downsizing option, or rental property (low turno...

Living room 10.67 Ft x 18.08 Ft

Primary Bedroom 9.17 Ft x 10.33 Ft

Kitchen 10.67 Ft x 8.42 Ft

4pc Bathroom Measurements not available

Bedroom 9.08 Ft x 8.00 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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