



19661 40 Street Calgary Alberta

\$369,900

Welcome to this bright CORNER UNIT 2-bed, 2-bath offering a combination of SE and NW exposure, an EXTRA LARGE , COVERED GROUND-FLOOR PATIO overlooking a LANDSCAPED ZEN GARDEN , and TWO TITLED UNDERGROUND PARKING STALLS just steps from your door. This home offers excellent natural light and feels larger than its footprint thanks to windows on two sides, bringing in soft north-west light from the garden and bright south-east morning light through the day. The layout is pet-friendly, efficient and functional, with well-separated bedrooms and bathrooms, including recent upgrades to full laminate flooring throughout the bedrooms and WALK-IN CLOSETS for clean, modern, cohesive and low-maintenance living. Features: o Two Titled Underground Parking Stalls with prime access near the unit o Storage Locker directly in front of parking o Private Corner-Unit setting in a quiet, well-maintained low-rise building o Landscaped Grounds with Snow Removal and Pet Relief Areas o Located in Seton just minutes to shopping, dining, South Health Campus, major roadways, and the Seton YMCA only two blocks away. A fantastic single-level home with a LARGE OUTDOOR LIVING SPACE, QUICK UNDERGROUND ACCESS, and a Turnkey Experience with Light and Lifestyle in one of Calgary's most popular communities. (id:6769)

4pc Bathroom 7.83 Ft x 4.92 Ft

5pc Bathroom 7.83 Ft x 8.08 Ft

Bedroom 9.92 Ft x 9.92 Ft

Dining room 9.42 Ft x 11.00 Ft

Foyer 7.50 Ft x 8.50 Ft

Kitchen 8.42 Ft x 14.17 Ft

Living room 12.42 Ft x 13.50 Ft

Primary Bedroom 10.92 Ft x 10.00 Ft

Listing Presented By:



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<http://mike.colpittsrealestate.com/>

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