

# \$369,900 - 205, 19661 40 Street Se, Calgary

MLS® #A2197645

**\$369,900**

2 Bedroom, 2.00 Bathroom, 886 sqft

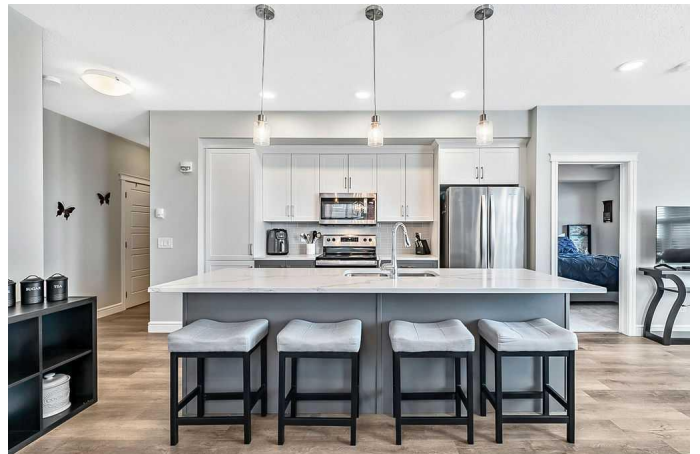
Residential on 0.00 Acres

Seton, Calgary, Alberta

Step into sophisticated comfort with this stunning 2-bedroom, 2-bathroom corner unit, a true gem in Seton! Boasting 885 square feet of thoughtfully designed space, this home showcases modern elegance with luxury vinyl plank flooring, marble-finish quartz countertops, chic lighting, and ample storage. The open-concept kitchen and dining area is perfect for entertaining, featuring sleek two-tone, ceiling-height cabinetry that adds a touch of refinement. Sunlight pours into the spacious living area, which seamlessly extends onto an oversized private covered balcony, complete with a built-in gas line—ideal for outdoor relaxation.

The primary suite is a retreat of its own, offering a spa-inspired 5-piece ensuite with a separate tub and shower, double sinks, and a generous walk-in closet. A well-sized second bedroom is conveniently connected to a stylish 3-piece main bath, making it perfect for guests. Additional perks include in-suite laundry, titled parking, and access to a meticulously maintained building with beautifully landscaped grounds, visitor parking, and affordable condo fees. Situated in a prime location, this unit provides effortless access to local amenities and major thoroughfares, making it a truly unbeatable opportunity. Don't miss your chance to call this exceptional home yours!

Built in 2020



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2197645    |
| Price          | \$369,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 886         |
| Acres          | 0.00        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Loft        |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 205, 19661 40 Street Se |
| Subdivision | Seton                   |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3H3                 |

## Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 1           |
| Parking        | Underground |

## Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                                                          |
| Heating           | Baseboard, Geothermal                                                                                                                |
| Cooling           | None                                                                                                                                 |
| # of Stories      | 4                                                                                                                                    |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Construction      | Composite Siding, Wood Frame |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 64                  |
| Zoning         | M-2                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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