

\$395,000 - 118, 19661 40 Street Se, Calgary

MLS® #A2228122

\$395,000

2 Bedroom, 2.00 Bathroom, 894 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to this stylish CORNER unit with 2 BEDROOMS, 2 BATHROOMS, 2 TITLED UNDERGROUND parking stalls and an assigned storage locker! Offering 894 SQ.FT of open-concept living, this bright and modern unit boasts 9FT ceilings, luxury laminate and tile flooring, marble QUARTZ countertops, and designer lighting throughout. The sleek kitchen features full-height, two-tone cabinetry, a central island with bar seating, stainless steel appliances, and a timeless tile backsplash. Enjoy a spacious dining area, sunlit living room with WRAP-AROUND WINDOWS, and a MASSIVE PATIO overlooking the ZEN GARDEN with a gas BBQ lineâ€”perfect for indoor-outdoor living. This summer has never looked better, enjoying your OUTDOOR OASIS. The primary suite includes a walk-in closet and a luxurious 5-piece ensuite with DUAL VANITIES, a soaker tub, and a tiled shower. A second bedroom offers flexible use as a guest room or home office, with convenient access to the second full bath. Additional highlights: new laminate flooring in the bedrooms and closets (replaced carpets), in-suite laundry, HEATED underground PARKING, and a heated driveway ramp for year-round convenience.

Located steps from South Health Campus, Seton Urban District, and the world-class Seton YMCA, this home offers unmatched walkability to shops, restaurants, recreation, and transit. Urban living meets everyday comfortâ€”this is Seton at its finest.



Built in 2020

Essential Information

MLS® #	A2228122
Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	894
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	118, 19661 40 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3H3

Amenities

Amenities	Elevator(s), Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Enclosed, Heated Garage, Parkade, Underground, Owned, Titled
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	Rough-In
# of Stories	4

Exterior

Exterior Features	Balcony, Garden, Courtyard
Construction	Brick, Composite Siding, Wood Frame

Additional Information

Date Listed	June 5th, 2025
Days on Market	12
Zoning	M-2

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.