

# \$380,000 - 205, 19661 40 Street Se, Calgary

MLS® #A2197645

**\$380,000**

2 Bedroom, 2.00 Bathroom, 886 sqft

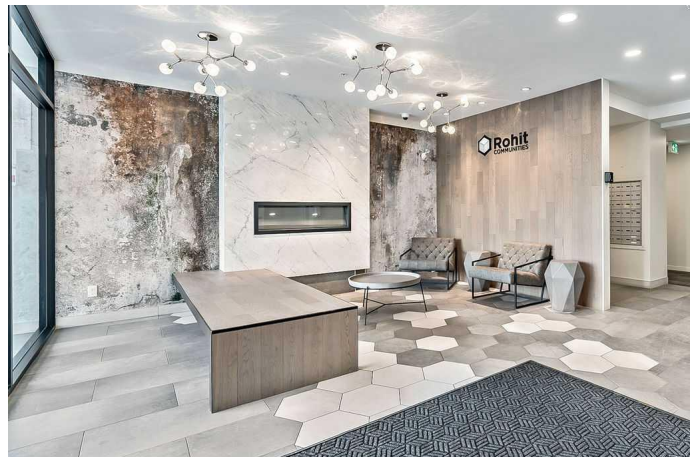
Residential on 0.00 Acres

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	\$380,000
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	36
Zoning	M-2

## **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.