

**221, 19661 40 Street SE**  
**Calgary, Alberta**

**MLS # A2226224**



**\$269,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	655 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 398
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Vinyl Windows		

**Inclusions:** None

**GREAT INVESTMENT OPPORTUNITY! DON'T MISS THE OPPORTUNITY TO OWN THIS CONDO** in the vibrant community of Seton! This **SPACIOUS 1 BEDROOM** plus DEN apartment boasts **HIGH CEILINGS** and abundant natural light, creating a warm and inviting atmosphere. The modern kitchen features **STAINLESS STEEL APPLIANCES** and elegant **QUARTZ COUNTERTOPS**, perfect for both cooking and entertaining. You'll appreciate the closet and cupboard space throughout the unit, as well as the convenience of an in-suite laundry room. Enjoy the added benefit of a **TITLED PARKING** stall. Seton is a thriving neighborhood with everything you need right at your doorstep. Explore a variety of shopping options, indulge in local restaurants, and access professional services—all within walking distance. Plus, with **SOUTH HEALTH CAMPUS**, **YMCA**, and a **LIBRARY** nearby, this location truly offers the best of urban living. **TENANT WITH 1 YEAR LEASE TO MAY 31st 2026.** Don't miss the opportunity to make this beautiful apartment your next investment!