

**118, 19661 40 Street SE**  
**Calgary, Alberta**

**MLS # A2228122**



**\$395,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	894 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Heated Garage, Owned, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 607
<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>	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

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 line&mdash;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 comfort&mdash;this is Seton at its finest.