

# \$244,900 - 216, 19621 40 Street Se, Calgary

MLS® #A2238488

**\$244,900**

1 Bedroom, 1.00 Bathroom, 493 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Looking for an affordable and stylish condo that's perfect for investors or first-time homebuyers? Look no further than this almost new condo, designed to help you build equity and stop paying rent! Featuring an open concept contemporary layout that's perfect for entertaining, this condo boasts a modern kitchen that overlooks both the living and dining areas with stainless steel appliances, quartz countertops, and beautiful two-tone cabinetry that adds warmth and contrast. With a spacious master bedroom, a full bathroom, and in-suite laundry, this condo has everything you need to live comfortably and efficiently. Best of all, this condo has low monthly fees that cover heat, water/sewer, and building insurance, making it an affordable option for those looking to own their own home. This unit comes with a titled surface parking stall (201) and a titled storage locker (55) on the same floor, which offers a huge storage space. With AC rough-in for this unit, you can easily install a wall AC unit. This building is close to all amenities at Seton including the world's largest YMCA, South Health Campus, shopping, VIP Cineplex, and restaurants. Don't miss out on the opportunity to own this stunning condo and start building your own equity today!

Built in 2019

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2238488          |
| Price          | \$244,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 493               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 216, 19621 40 Street Se |
| Subdivision | Seton                   |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 2W2                 |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Elevator(s), Snow Removal, Trash, Visitor Parking, Picnic Area |
| Parking Spaces | 1                                                              |
| Parking        | Stall                                                          |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Chandelier                    |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range |
| Heating           | Hot Water                                                                                     |
| Cooling           | Central Air, None                                                                             |
| # of Stories      | 4                                                                                             |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 59             |
| Zoning         | M-2            |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | C-Luxury Realty Ltd. |
|----------------|----------------------|

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