# \$369,900 - 118, 19661 40 Street Se, Calgary

MLS® #A2255854

#### \$369,900

2 Bedroom, 2.00 Bathroom, 884 sqft Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to this stylish corner unit with 2 bedrooms and 2 bathrooms, featuring 2 TITLED underground parking stalls and an assigned storage locker. This bright and modern 884 sq. ft. apartment offers an open layout with 9 ft. ceilings, luxury laminate and tile flooring, and marble quartz countertops.

The kitchen includes full-height two-tone cabinets, a central island with bar seating, stainless steel appliances, and a classic tile backsplash. Enjoy the spacious dining area and sunny living room with wrap-around windows, leading to a large patio overlooking a peaceful zen gardenâ€"great for outdoor living with a gas BBQ line.

The primary suite has a walk-in closet and a 5-piece ensuite with dual vanities, a soaker tub, and a tiled shower. The second bedroom can serve as a guest room or home office, with easy access to the second full bath. Additional features include new laminate flooring in the bedrooms, in-suite laundry, heated underground parking, and a heated driveway ramp.

Located steps from South Health Campus, Seton Urban District, and the Seton YMCA, this home offers great walkability to shops, restaurants, recreation, and transit. Enjoy the best of urban living in Seton!







#### **Essential Information**

MLS® # A2255854 Price \$369,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 884
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 T3M 3H3

#### **Amenities**

Amenities Bicycle Storage, Elevator(s), Visitor Parking, Parking

Parking Spaces 2

Parking Parkade, Underground, Enclosed, Heated Garage, Owned, Titled

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, BBQ gas line, Courtyard, Garden

Construction Brick, Wood Frame, Composite Siding

#### **Additional Information**

Date Listed September 11th, 2025

Days on Market 52

Zoning M-2

## **Listing Details**

Listing Office eXp Realty

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