

# \$395,000 - 118, 19661 40 Street Se, Calgary

MLS® #A2228122

**\$395,000**

2 Bedroom, 2.00 Bathroom, 894 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

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 lineâ€”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 comfortâ€”this is Seton at its finest.



Built in 2020

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2228122          |
| Price          | \$395,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 894               |
| 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 | T3M3H3                  |

## Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Storage, Visitor Parking               |
| Parking Spaces | 2                                                            |
| Parking        | Enclosed, Heated Garage, Parkade, Underground, Owned, Titled |
| # of Garages   | 2                                                            |

## 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, Garden, Courtyard          |
| Construction      | Brick, Composite Siding, Wood Frame |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |
| Zoning         | M-2            |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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