

# \$280,000 - 414, 19661 40 Street Se, Calgary

MLS® #A2239008

## \$280,000

1 Bedroom, 1.00 Bathroom, 586 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Experience elevated living in this exquisite top-floor condo, ideally located in the heart of Calgary's vibrant Seton community. This thoughtfully designed 1-bedroom + den, 1-bathroom unit offers a modern, open-concept layout with soaring 9-foot ceilings and an abundance of natural light. The spacious primary bedroom features a walk-through closet that flows seamlessly into a well-appointed bathroom, blending privacy with practicality.

The versatile den is perfect for working from home, setting up a study area, or creating a cozy reading nook offering flexible space to fit your lifestyle. Step into the stylish kitchen, complete with stainless steel appliances, sleek quartz countertops, and a center island perfect for entertaining or casual meals. High-end laminate flooring adds both elegance and durability throughout the living space.

Enjoy your morning coffee or evening wine on the private west-facing balcony, ideal for taking in warm afternoon sun and beautiful prairie sunsets. This home also includes one titled underground parking stall and a conveniently located storage locker on the same floor, ideal for easy access to your belongings. Perfectly positioned close to the South Health Campus, shopping, dining, entertainment, and transit, this immaculate unit offers a rare combination of comfort, sophistication, and convenience. Unit comes with Air Conditioning!



Donâ€™t miss your opportunity to own a premium property in one of Calgaryâ€™s fastest-growing and most desirable communitiesâ€”Seton living starts here!

Built in 2018

### Essential Information

MLS® #	A2239008
Price	\$280,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	586
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	414, 19661 40 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3H3

### Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Playground, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Underground

### Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone
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	Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Baseboard
Cooling	Wall/Window Unit(s)
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Brick, Composite Siding, Wood Frame

## Additional Information

Date Listed	July 17th, 2025
Days on Market	1
Zoning	M-2
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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