

# \$388,800 - 318, 19621 40 Street Se, Calgary

MLS® #A2242136

## \$388,800

2 Bedroom, 2.00 Bathroom, 883 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

### 2 BEDROOM, 2 BATHROOM CORNER

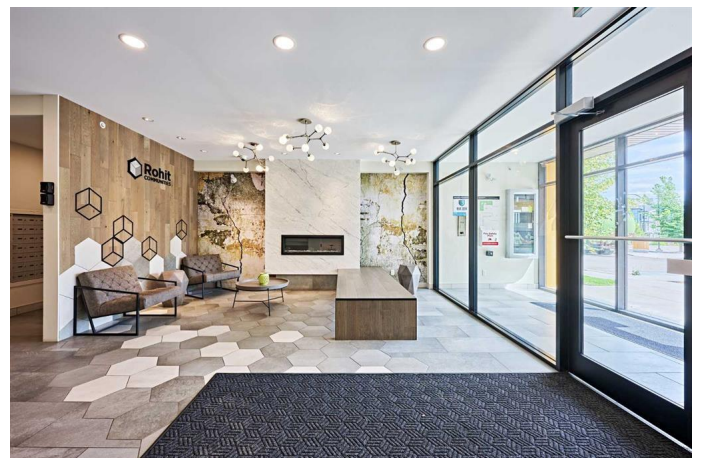
UNIT!! 1 title parking, 1 titled storage locker!!

Large south exposed full-width covered balcony with gas BBQ hookup!! It is the best unit in this area. Built by award winning Rohit communities, the Argento floor plan offers a functional + timeless design. Welcoming foyer! Spacious open concept living! Stunning kitchen with large center island, 2-toned cabinets, pantry, upgraded SS appliances, quartz counters + complimented hardware. Space for a dining room table! Master bedroom offer a gorgeous 5PC ensuite + walk-in closet. 2nd bedroom for guests or office space, 4PC bathroom + Ensuite laundry. Your unit comes with titled parking (stall #168) and title storage (on same floor as unit locker #S83). Located within walking distance to South Calgary Health Campus, world's largest YMCA, Cineplex VIP movie theater, countless amenities such as grocery stores, restaurants and much more. Bright and open this condo offers all the modern day comforts.

Built in 2019

## Essential Information

MLS® #	A2242136
Price	\$388,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	883
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	318, 19621 40 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3B2

### Amenities

Amenities	Elevator(s), Park, Other
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s), Elevator
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

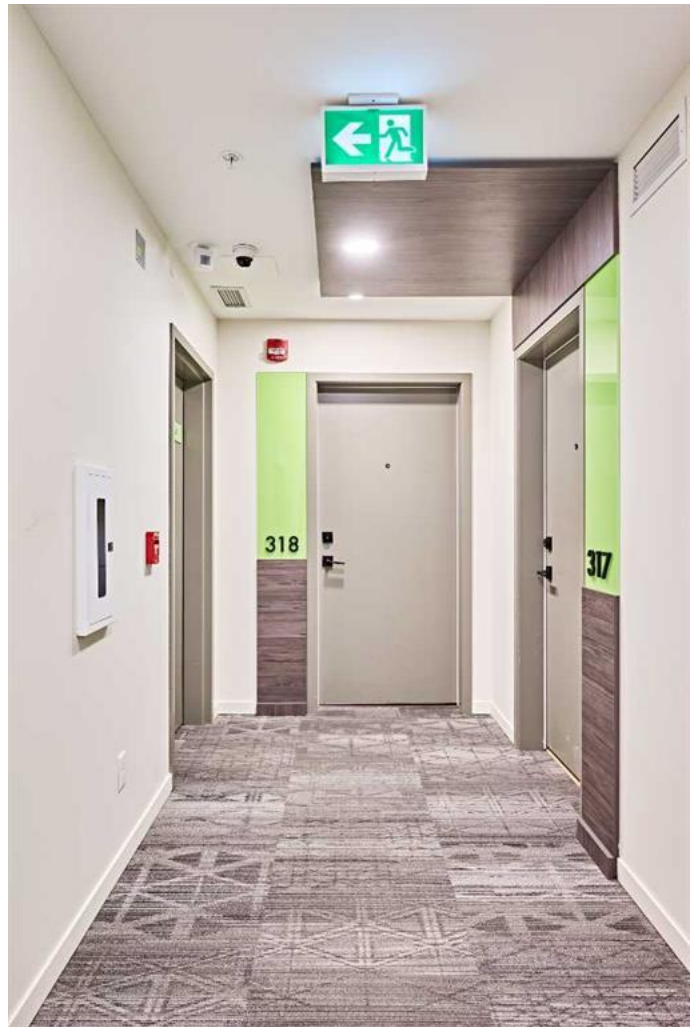
### Exterior

Exterior Features	Balcony
Construction	Brick, Composite Siding, Wood Frame

### Additional Information

Date Listed	July 22nd, 2025
Days on Market	6
Zoning	M-2

### Listing Details



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