

# \$280,000 - 106, 19621 40 Street Se, Calgary

MLS® #A2083016

## \$280,000

1 Bedroom, 1.00 Bathroom, 582 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

**\*Investor Alert\*** Ideally located in the heart of Seton, this crisp & clean 1 bed + den unit is a former show suite and comes fully furnished plus has 2 parking stalls (1 ground level & 1 underground) and a large storage locker on the main floor! All of the legwork is done for you with an exceptional tenant occupying this unit who has expressed interest in extending their lease. Come and see for yourself how ideal and clean this unit is as your next investment property!

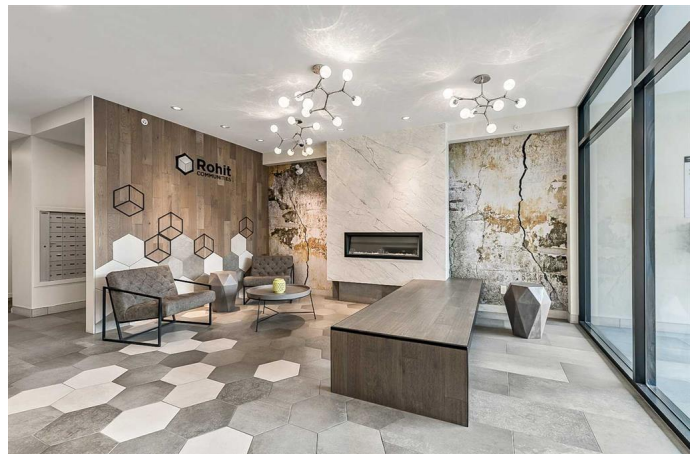
Built in 2018

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2083016      |
| Price          | \$280,000     |
| Sold Price     | \$272,000     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 582           |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

## Community Information

Address 106, 19621 40 Street Se



|             |         |
|-------------|---------|
| Subdivision | Seton   |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3M 3B2 |

## Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Parking, Storage                               |
| Parking Spaces | 2                                              |
| Parking        | Heated Garage, See Remarks, Stall, Underground |

## Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters                                                           |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                                                 |
| Cooling           | Central Air                                                                                                               |
| # of Stories      | 4                                                                                                                         |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
| Construction      | Wood Frame       |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2023 |
| Date Sold      | November 9th, 2023   |
| Days on Market | 43                   |
| Zoning         | M-2                  |
| HOA Fees       | 0.00                 |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX FIRST |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.