

\$429,000 - 417, 19621 40 Street Se, Calgary

MLS® #A2109189

\$429,000

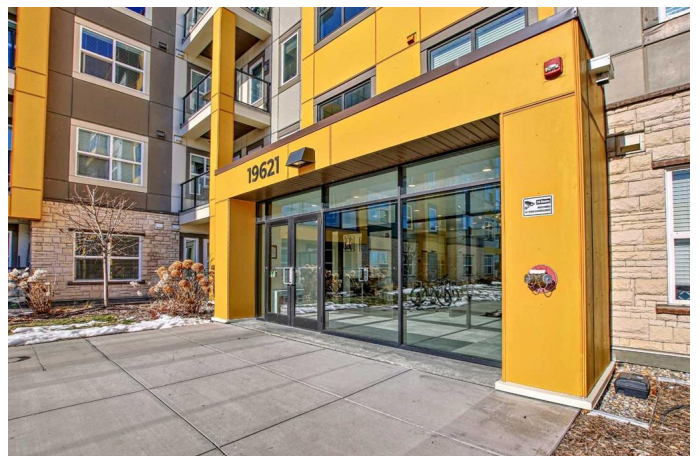
2 Bedroom, 2.00 Bathroom, 886 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Experience the top of the floor penthouse living in the heart of Seton. Prepare to be captivated by this remarkable top floor, corner unit, touched with luxurious finishes from the moment you step inside. 12ft ceilings extend the open living space and oversized windows with PANORAMIC MOUNTAIN VIEWS. A sophisticated colour palette with bright cabinetry, combines with upscale quartz counters throughout including the built in pantry. Stainless steel appliances complete the high end focus of this space. A full dining area provides convenient entertainment space, fully open to the comfortable living room.

Step out onto the spacious Wrap around Balcony overlooking the breathtaking mountain views, complete with a Gas line for a BBQ, and create an additional outdoor living space for your enjoyment. High-end flooring is featured throughout, including beautifully tiled bathrooms and luxury textured laminate that is both aesthetically pleasing and easy to maintain. Both bedrooms feature upgraded carpeting for year round warmth and comfort. With 2 bedrooms and 2 full bathrooms, this executive condo offers the perfect retreat. The Master Suite features a spa-like 5 piece en suite, with a generous soaker tub, walk-in shower with exquisite ceiling-height tile, quartz tile flooring, dual vanities, and walk-in closet. The secondary bedroom offers a private entry to the 4 pc main bathroom, ensuring the utmost privacy for guests. You have TWO



TITLED underground parking stalls
(#135(BIGGEST STALL IN THE WHOLE
BUILDING and NEXT TO THE ELAVATOR) &
#188) and TITLED storage unit too (#135)!
You are moments away from the South
Calgary Health Campus, the world's largest
YMCA and Cineplex's first VIP Movie Theater.
The Seton Retail District and Market Street
already have loads of shopping and service
options with many more being added. It's a
great walking neighbourhood to call home and
it's only getting better by the day. Arrange your
showing today!

Built in 2019

Essential Information

MLS® #	A2109189
Price	\$429,000
Sold Price	\$430,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	886
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	417, 19621 40 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3B2

Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Underground

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Stone Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Composite Siding, Stone, Wood Frame

Additional Information

Date Listed	February 21st, 2024
Date Sold	March 30th, 2024
Days on Market	36
Zoning	M-2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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