

\$400,000 - 104, 19621 40 Street Se, Calgary

MLS® #A2125279

\$400,000

2 Bedroom, 2.00 Bathroom, 882 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Introducing a RARE GEM in the heart of Seton, where urban convenience meets modern luxury. A perfect blend of functionality and style, step into this impeccable 2-bed, 2-bath condo. Discover a meticulously maintained space boasting DOUBLE VANITY sinks in the primary ensuite bathroom, complete with a shower, soaker tub, and a spacious WALK-IN CLOSET. The kitchen is a focal point of modern elegance, featuring sleek STAINLESS STEEL appliances, quartz countertops, and a SPACIOUS island that invites gatherings and culinary creativity, all bathed in abundant natural light. The secondary bedroom features its own entrance to the second bathroom, effectively transforming it into a second ensuite. Head onto your PRIVATE BALCONY to savor the fresh air or fire up the BBQ for outdoor enjoyment. Plus, with AIR CONDITIONING, you'll stay cool and comfortable year-round. Positioned in a coveted CORNER location, this unit offers unmatched convenience. With not one, but TWO TITLED underground parking stalls, it's an ideal fit for couples, young families, or anyone seeking additional flexibility. Renting out one of the parking spaces could provide extra income or simply offer convenience for multiple vehicles. Additionally, enjoy the added benefit of a TITLED storage locker located on the 2nd floor for enhanced cleanliness. This condo is also situated next to the fire exit, making it perfect for pet owners. And the location? Simply



UNBEATABLE! Within walking distance to the world's largest YMCA, schools, South Calgary Health Campus hospital, fire station, shopping centers, VIP Cineplex movie theatre, restaurants, and more, everything you need is right at your fingertips. Whether you're a first-time buyer, downsizing, or investing, this condo's functional layout caters to all. Don't miss out – schedule your showing today and turn this condo into your DREAM home!

Built in 2021

Essential Information

MLS® #	A2125279
Price	\$400,000
Sold Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	882
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	104, 19621 40 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3B2

Amenities

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

Parking	Parkade, See Remarks, Stall, Titled, Underground
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Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)
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
Roof	Flat, Membrane
Construction	Brick, Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 16th, 2024
Days on Market	21
Zoning	M-2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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