

\$480,000 - 19610 40 Street Se, Calgary

MLS® #A2136886

\$480,000

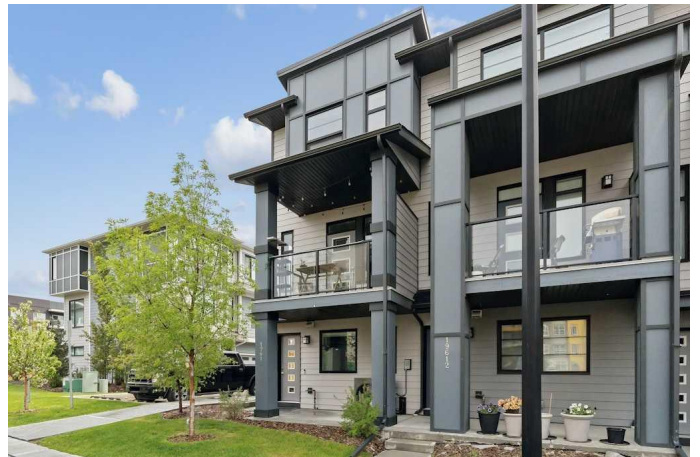
3 Bedroom, 3.00 Bathroom, 1,346 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

JUNE 9 || 1-4pm || OPEN HOUSE.

WELCOME HOME! This absolutely stunning, 2021 TRICO HOMES built, 3 bedroom 3 bath modern END UNIT townhouse is located in the established community of Seton. You seriously have to come see this property because it will not last long in this hot Calgary market. When you enter the front door to your new home-you're instantly greeted by an inviting ambience and access to the garage with a built in office that can be used 365 days of the year. The garage even has a separate entrance and enormous windows attracting Calgary's natural light. The real party starts when you walk up the stairs to a massive pantry and upgraded kitchen. This open concept floor plan overwhelms you with an abundance of space and sunlight making this home feel cozy and bright. Your eyes will gravitate instantly to a one of a kind walk-through kitchen with granite counter tops, built in microwave, gas range and tons of cupboard space. This kitchen is ready to host numerous family get togethers, baking memories together and late night hang outs with friends. This unit continues to level up its game with the primary suite that includes an ensuite bathroom and long walk in closet. The upstairs is also home to two other bedrooms, full bathroom and stacked washer/dryer. Important things to note- this unit has CENTRAL AIR for Calgary's hot summers, private patio, tandem 2 car attached garage and LOW CONDO FEES. There is ample street and



visitor parking and youâ€™re mere minutes away from the YMCA, South Health Campus Hospital, Joanne Cardinal-Schubert High School, Cineplex theatres, Supermarkets, and an variety of shops and restaurants. There are so many other things I wish I could tell you about this property but I am running out of allotted space so you will just have to come check it out yourself! Book your showing today!

Built in 2021

Essential Information

MLS® #	A2136886
Price	\$480,000
Sold Price	\$500,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,346
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	19610 40 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3A6

Amenities

Amenities	Visitor Parking
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Parking Spaces	3
Parking	Double Garage Attached, Tandem

Interior

Interior Features	Ceiling Fan(s)
Appliances	Built-In Gas Range, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Private Entrance
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2024
Date Sold	June 18th, 2024
Days on Market	18
Zoning	M-1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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