

# \$450,000 - 412, 19621 40 Street, Calgary

MLS® #A2152143

**\$450,000**

2 Bedroom, 2.00 Bathroom, 892 sqft

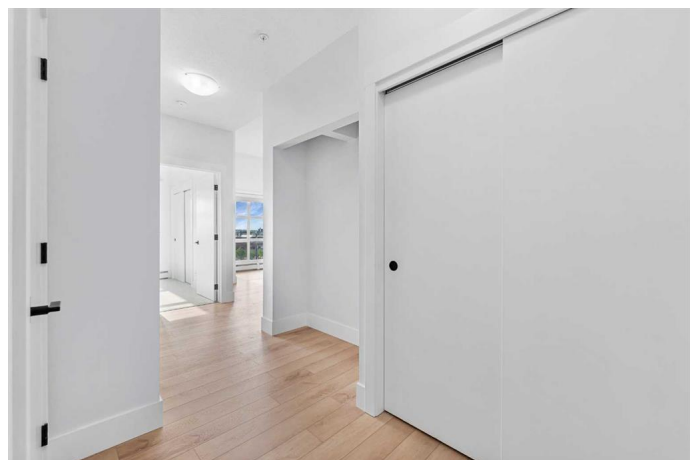
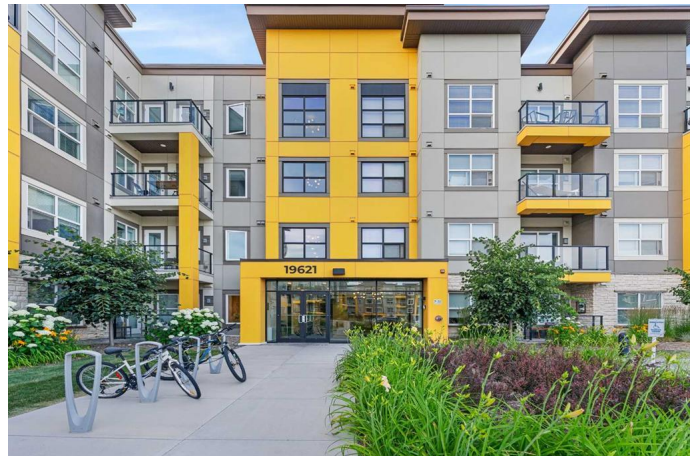
Residential on 0.00 Acres

Seton, Calgary, Alberta

2 BED + 2 PARKING + 2 STORAGE+ A/C + CORNER UNIT = YOU FOUND YOUR DREAM UNIT ! don't miss out living in the most desirable community of seton which is a is home to the South Health Campus and the Seton Urban District, which includes a variety of shops, restaurants, and cafes. Seton features several parks, green spaces, and recreational facilities. Residents can enjoy outdoor activities such as walking, jogging, or biking along the pathways. There are also community centers and sports facilities for recreational purposes. Charming corner unit with 942 sq ft on the 4th floor facing the mountains perfect for those seeking privacy . 42" tall upper cabinets for Kitchens with 11 ft ceilings. Quartz countertop and a central big island . Bedrooms are on the opposite side of each other providing privacy for guests. This designer spa-inspired master ensuite has his and hers sinks plus a deep soaker tub and separate shower. Unit has tons of natural light. 2 lockers, one in the underground and one on the forth floor right by the unit . You will never have to worry about where to park the second car because the unit comes with TWO UNDERGROUND HEATED PARKING STALLS ! Don't wait! Book your private viewing with your favorite realtor TODAY

Built in 2019

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2152143      |
| Price          | \$450,000     |
| Sold Price     | \$435,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 892           |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 412, 19621 40 Street |
| Subdivision | Seton                |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 3B2              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 2   |
| Parking        | Underground                               |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)                           |
| Appliances        | Dishwasher, Microwave, Oven, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked |
| Heating           | Baseboard  |
| Cooling           | Central Air  |
| # of Stories      | 4  |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof              | Asphalt Shingle       |
| Construction      | Concrete              |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | July 24th, 2024      |
| Date Sold      | September 30th, 2024 |
| Days on Market | 68                   |
| Zoning         | M-2                  |
| HOA Fees       | 0.00                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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