

# \$324,900 - 413, 19621 40 Street Se, Calgary

MLS® #A2156385

**\$324,900**

1 Bedroom, 1.00 Bathroom, 585 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to 413 in Stile Seton, a lovely top floor 1 bedroom plus den suite with balcony. **BONUS: SELLER TO PAY 1 YEAR OF CONDO FEES ON BEHALF OF BUYER AT CLOSING. HEAT IS INCLUDED IN CONDO FEES.** It features a mountain view to the West and open concept living, with the kitchen overlooking both the living and dining areas. There are 9' ceilings throughout. The kitchen's peninsula perfectly seats 2-3 people comfortably and there's a nice dining area for more intimate dinners. Quartz countertops, Whirlpool stainless steel appliances, and a large double stainless steel sink add to your daily experience of luxury. Polished concrete-look vinyl flooring gives an industrial-modern vibe. This well-laid out suite includes the primary bedroom with room for a queen bed, a 3-piece bath with spacious shower, and a cozy den/office including its own Murphy bed for guests. The Murphy bed converts to a built-in desk for use as a home office. Each room has its own wall-mounted television: Living area, primary bedroom and den. In-suite laundry/storage room, pantry, and linen closet complete this condo. Underground heated titled parking stall #179 is included. Stile Seton is located next to The Seton Urban District - one of the most comprehensive mixed-use developments in North America. There are a multitude of restaurants to choose from. Seton has been voted Calgary's Community of the Year "two years in a row! Seton is the perfect



location to be close to everything! The world's largest YMCA - Brookfield Residential YMCA at Seton - is a short 13-min walk away, featuring a competitive aquatics centre, leisure pool, fitness campus, sports facilities including multiple indoor ice rinks and gymnasiums, theatre, a licensed child care facility, and a full-serve Calgary Public Library. It's an easy walk to the new hospital - South Health Campus - and Seton Professional Centre, as well as the new library, shopping, restaurants, and coffee shops. It's an enticing lifestyle for first-time homebuyers. Own this stunning condo, stop paying rent, and start building equity now!

Built in 2019

### Essential Information

MLS® #	A2156385
Price	\$324,900
Sold Price	\$320,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	585
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

### Community Information

Address	413, 19621 40 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3B2

## Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Insulated, Secured, Titled, Underground

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	Other
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Composite Siding, Stone, Wood Frame

## Additional Information

Date Listed	August 12th, 2024
Date Sold	October 2nd, 2024
Days on Market	51
Zoning	M-2
HOA Fees	0.00

## Listing Details

Listing Office	Sotheby's International Realty Canada
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