

\$388,800 - 105, 19661 40 Street Se, Calgary

MLS® #A2172552

\$388,800

2 Bedroom, 2.00 Bathroom, 887 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Stunning corner unit with tons of windows and loads of natural light. Like new! This home is pristine! Fantastic walkable location in Seton where it just steps to the South Health Campus Hospital, tons of restaurants, pubs, grocery stores, movie theatre, YMCA, schools, parks and more! This gorgeous two bedroom, two full bath home has a fantastic layout. Walk into a foyer entry with two closets and a hallway with a built-in desk with quartz countertop to the kitchen area. Open floor plan and spacious with the kitchen being open to the dining area and living room. Impressive kitchen with shaker cabinetry, subway tile backsplash, a big island with seating for three, stainless steel appliances and quartz countertops. Light and bright, modern color palette throughout with vinyl plank flooring and high ceilings. Off the living room is access to a HUGE 31 ft long wrap around patio that has some covered spaces and other open sky areas. This huge patio gives you lots of options for multiple outdoor living spaces and gardening too! Possible outdoor dining and outdoor living room spaces with a gas hookup too for a bbq or fire table. The primary bedroom has its own ensuite with dual sinks, quartz counter-top, deep soaker tub and stand alone shower with a big walk-in closet. Fantastic for privacy, on the opposite side of the apartment from the primary bedroom is the second bedroom with a cheater door to the main bathroom that boasts quartz countertop and tiled shower. In-Suite front load HE



washer & dryer. Titled, heated and secure underground parking #P245 and Storage unit 245. Pet-Friendly building (Up to Two Pets, up to 45 lbs each, no taller than 16 inches at the shoulder). Child friendly too, no age restrictions. Walk to schools and the Community Centre and YMCA which has a leisure wave pool, aquatics centre, fitness facility, running track, arena, climbing wall and licensed child care and the Calgary Public Library. Simply a beautiful place to call home and to enjoy. Welcome home! View the 3D Tour (purple house symbol).

Built in 2020

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2172552 |
| Price | \$388,800 |
| Sold Price | \$375,800 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 887 |
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Low-Rise(1-4) |
| Status | Sold |

Community Information

| | |
|-------------|-------------------------|
| Address | 105, 19661 40 Street Se |
| Subdivision | Seton |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 3H3 |

Amenities

| | |
|----------------|---|
| Amenities | Elevator(s), Parking, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Heated Garage, Parkade, Secured, Titled, Underground, Owned |

Interior

| | |
|-------------------|--|
| Interior Features | Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Soaking Tub |
| Appliances | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Baseboard |
| Cooling | Central Air |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Private Entrance |
| Lot Description | Landscaped |
| Roof | Membrane, Rubber |
| Construction | Brick, Composite Siding, Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 11th, 2024 |
| Date Sold | October 22nd, 2024 |
| Days on Market | 11 |
| Zoning | M-2 |
| HOA Fees | 0.00 |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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