

# \$279,900 - 420, 19661 40 Street Se, Calgary

MLS® #A2211108

**\$279,900**

2 Bedroom, 1.00 Bathroom, 625 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Discover this well-maintained top-floor unit in a modern building—ideal for first-time buyers or investors. Priced to sell with immediate possession available—don't miss out.

The open-concept layout features 9-foot ceilings, large windows, and a fresh, airy feel. Enjoy central air conditioning, a private balcony, and a titled parking stall.

The kitchen stands out with a marble peninsula, soft-close cabinetry with brushed gold hardware, and stainless steel appliances—blending function and style.

Located in a family-friendly community, you're minutes from the South Health Campus, Brookfield YMCA, and the Seton Shopping District with groceries, caf  s, restaurants, and Cineplex VIP. Parks, schools, and major roads are also nearby.

Own this clean, move-in-ready condo in one of Calgary's most vibrant neighbourhood—book your showing today!

Built in 2020

## Essential Information

MLS® # A2211108

Price \$279,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	625
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	420, 19661 40 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3H3

### Amenities

Amenities	Bicycle Storage, Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Wall/Window Air Conditioner
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	4

### Exterior

Exterior Features	Balcony
Roof	Membrane
Construction	Brick, Composite Siding, Wood Frame

### Additional Information

Date Listed	May 3rd, 2025
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Days on Market	14
Zoning	M-2

## **Listing Details**

Listing Office	CIR REALTY
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