\$274,500 - 411, 19661 40 Street Se, Calgary

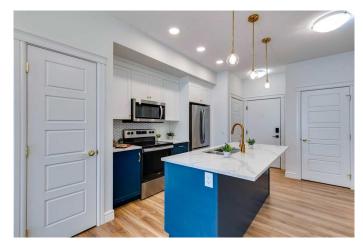
MLS® #A2201539

\$274,500

1 Bedroom, 1.00 Bathroom, 586 sqft Residential on 0.00 Acres

Seton, Calgary, Alberta

Attention first-time home buyers and investors! Welcome to this stunning Boho Chic-inspired condo in vibrant Seton! Offering 1 bedroom + den and 586 sq ft of stylish living space, this top-floor unit boasts breathtaking mountain views from your private balcony. The unique Moroccan-themed design, with golden fixtures and custom details, brings a sense of warmth and elegance to every room. Step into your dream kitchen and be impressed with a marble quartz island that serves as the centerpiece. The soft-close designer cabinets, adorned with golden hardware, add a touch of luxury, perfectly complemented by the full set of stainless steel appliances. This condo features an open-concept floor plan enhanced by 9-foot ceilings, creating an airy and spacious feel. The rich mix of carpet, tile, and laminate flooring adds texture and flow, ensuring every space feels homey and inviting. The spacious den offers plenty of room for an office, extra storage, a cozy guest room, or a nest for a newborn/toddler kid room. Stay comfortable with water baseboard heating and the rough-in for future air conditioning installation. For peace of mind, the building has a surveillance system featuring cameras at all levels and entrances. Additional features include a titled underground parking and secured bike storage, providing all the conveniences for your busy lifestyle. With the fantastic location within steps of modern amenities, including the world-class YMCA, South Health Campus, shopping, dining, movie theatres, and quick







access to Stoney Trail and Deerfoot, this suite is a winner! This apartment is more than just a home; it's a lifestyle waiting to be embraced. Don't miss out on this rare opportunity, and schedule your viewing today!

Built in 2020

Essential Information

MLS® # A2201539 Price \$274,500

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 586
Acres 0.00
Year Built 2020

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 411, 19661 40 Street Se

Subdivision Seton
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3H3

Amenities

Amenities Elevator(s), Visitor Parking

Parking Spaces 1

Parking Underground

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Quartz Counters, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Baseboard

Cooling Rough-In

of Stories 4

Exterior

Exterior Features Balcony

Construction Brick, Composite Siding, Wood Frame

Additional Information

Date Listed March 28th, 2025

Days on Market 28 Zoning M-2

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.