

221, 19661 40 Street SE
Calgary, Alberta

MLS # A2226224



\$269,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	655 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 398
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, Vinyl Windows		

Inclusions: None

GREAT INVESTMENT OPPORTUNITY! DON'T MISS THE OPPORTUNITY TO OWN THIS CONDO in the vibrant community of Seton! This **SPACIOUS 1 BEDROOM** plus **DEN** apartment boasts **HIGH CEILINGS** and abundant natural light, creating a warm and inviting atmosphere. The modern kitchen features **STAINLESS STEEL APPLIANCES** and elegant **QUARTZ COUNTERTOPS**, perfect for both cooking and entertaining. You'll appreciate the closet and cupboard space throughout the unit, as well as the convenience of an in-suite laundry room. Enjoy the added benefit of a **TITLED PARKING** stall. Seton is a thriving neighborhood with everything you need right at your doorstep. Explore a variety of shopping options, indulge in local restaurants, and access professional services—all within walking distance. Plus, with **SOUTH HEALTH CAMPUS**, **YMCA**, and a **LIBRARY** nearby, this location truly offers the best of urban living. **TENANT WITH 1 YEAR LEASE TO MAY 31st 2026.** Don't miss the opportunity to make this beautiful apartment your next investment!