

114, 19621 40 Street SE
Calgary, Alberta

MLS # A2312585



\$225,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	581 sq.ft.	Age:	2019 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 371
Basement:	-	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

Inclusions: FURNITURE IS NEGOTIABLE

Welcome to stylish, low-maintenance living in the heart of Seton — Calgary’s vibrant & “Downtown of the South.” This beautifully curated 1 bedroom + den condo featuring the popular “Verde” floor plan offers the perfect blend of modern design, everyday functionality, and unbeatable walkability in one of Calgary’s fastest-growing communities. Inside, you’ll immediately appreciate the contemporary finishes and thoughtfully selected upgrades throughout. The kitchen is both elegant and practical, showcasing chic two-toned cabinetry, modern hardware and lighting, quartz countertops, designer tile backsplash, stainless steel appliances, and a convenient breakfast bar perfect for casual dining or entertaining. Upgraded laminate and tile flooring add warmth and durability while maintaining a sleek modern aesthetic. The open-concept layout provides comfortable living and entertaining space while the versatile den offers the perfect setup for a home office, study space, or guest area—ideal for professionals working remotely or anyone needing extra flexibility. The bright living area extends to a west-facing balcony, creating the perfect spot to enjoy afternoon sunshine and evening sunsets. Additional conveniences include in-suite laundry, a titled surface parking stall, and affordable condo fees, making this an excellent opportunity for both homeowners and investors. What truly sets this home apart is its exceptional location within Seton, one of Calgary’s most dynamic and amenity-rich communities. Just steps from your door you’ll find the Seton Urban District, offering groceries, restaurants, cafes, shopping, fitness studios, and everyday services. The community is also home to the South Health Campus Hospital, the massive Seton YMCA (one of the largest in North America)

featuring pools, a full fitness centre, skating rink, library, and community programming, along with the Cineplex VIP theatre, future Green Line LRT access, and continued commercial growth. With quick access to Deerfoot Trail, Stoney Trail, and nearby lake communities like Auburn Bay and Mahogany, Seton has quickly become one of Calgary's most desirable places to live for those seeking convenience, lifestyle, and long-term value. Perfect for first-time buyers, investors, young professionals, or those working nearby at South Health Campus, this home offers the opportunity to own in one of Calgary's most exciting and connected communities.