

# \$379,900 - 118, 19661 40 Street Se, Calgary

MLS® #A2255854

**\$379,900**

2 Bedroom, 2.00 Bathroom, 884 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to this stylish corner unit with 2 bedrooms and 2 bathrooms, featuring 2 TITLED underground parking stalls and an assigned storage locker. This bright and modern 884 sq. ft. apartment offers an open layout with 9 ft. ceilings, luxury laminate and tile flooring, and marble quartz countertops.

The kitchen includes full-height two-tone cabinets, a central island with bar seating, stainless steel appliances, and a classic tile backsplash. Enjoy the spacious dining area and sunny living room with wrap-around windows, leading to a large patio overlooking a peaceful zen garden—great for outdoor living with a gas BBQ line.

The primary suite has a walk-in closet and a 5-piece ensuite with dual vanities, a soaker tub, and a tiled shower. The second bedroom can serve as a guest room or home office, with easy access to the second full bath. Additional features include new laminate flooring in the bedrooms, in-suite laundry, heated underground parking, and a heated driveway ramp.

Located steps from South Health Campus, Seton Urban District, and the Seton YMCA, this home offers great walkability to shops, restaurants, recreation, and transit. Enjoy the best of urban living in Seton!

Built in 2020



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2255854          |
| Price          | \$379,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 884               |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 118, 19661 40 Street Se |
| Subdivision | Seton                   |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3H3                 |

## Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Visitor Parking       |
| Parking Spaces | 2                                                            |
| Parking        | Enclosed, Heated Garage, Parkade, Titled, Underground, Owned |

## Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked                                |
| Heating           | Baseboard                                                                                                         |
| Cooling           | Rough-In                                                                                                          |
| # of Stories      | 4                                                                                                                 |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard, Garden |
| Construction      | Brick, Composite Siding, Wood Frame      |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 6                    |
| Zoning         | M-2                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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