

# \$395,000 - 118, 19661 40 Street Se, Calgary

MLS® #A2228122

## \$395,000

2 Bedroom, 2.00 Bathroom, 894 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to this stylish CORNER unit with 2 BEDROOMS, 2 BATHROOMS, 2 TITLED UNDERGROUND parking stalls and an assigned storage locker! Offering 894 SQ.FT of open-concept living, this bright and modern unit boasts 9FT ceilings, luxury laminate and tile flooring, marble QUARTZ countertops, and designer lighting throughout. The sleek kitchen features full-height, two-tone cabinetry, a central island with bar seating, stainless steel appliances, and a timeless tile backsplash. Enjoy a spacious dining area, sunlit living room with WRAP-AROUND WINDOWS, and a MASSIVE PATIO overlooking the ZEN GARDEN with a gas BBQ lineâ€”perfect for indoor-outdoor living. This summer has never looked better, enjoying your OUTDOOR OASIS. The primary suite includes a walk-in closet and a luxurious 5-piece ensuite with DUAL VANITIES, a soaker tub, and a tiled shower. A second bedroom offers flexible use as a guest room or home office, with convenient access to the second full bath. Additional highlights: new laminate flooring in the bedrooms and closets (replaced carpets), in-suite laundry, HEATED underground PARKING, and a heated driveway ramp for year-round convenience.

Located steps from South Health Campus, Seton Urban District, and the world-class Seton YMCA, this home offers unmatched walkability to shops, restaurants, recreation, and transit. Urban living meets everyday comfortâ€”this is Seton at its finest.



Built in 2020

### Essential Information

MLS® #	A2228122
Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	894
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	T3M3H3

### Amenities

Amenities	Elevator(s), Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Enclosed, Heated Garage, Parkade, Underground, Owned, Titled
# of Garages	2

### 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, Garden, Courtyard
Construction	Brick, Composite Siding, Wood Frame

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	11
Zoning	M-2

**Listing Details**

Listing Office	RE/MAX First
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