112 19621 40 Street SE

Calgary | Active | MLS® A2341607

$285,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2018**	**888.4 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

HUGE PRICE IMPROVEMENTS!!! Welcome to this stunning end-unit ground floor apartment featuring 9-foot ceilings in the vibrant community of Seton. Perfectly situated in a premium location, this home offers breathtaking mountain views to the West and peaceful park views to the North.
Inside, you'll find wall-to-wall windows that fill the space with natural light, creating an inviting and airy atmosphere. The open and functional floor plan showcases a modern kitchen with a large peninsula breakfast bar island, quartz countertops, stainless steel appliances, and full-height cabinetry. The spacious living room and generous dining area are ideal for entertaining friends and family. The primary suite features a large window, a walk-in closet, and a luxurious ensuite complete with dual vanities, a soaker tub, and a stand-up shower with full-height tile. A well-sized second bedroom is complemented by a convenient 4-piece cheater ensuite, perfect for guests or family.
This condo also comes with two titled underground secured parking stalls and a separate titled storage unit, ensuring all your parking and storage needs are met.
Seton is one of Calgary's fastest-growing communities, offering endless amenities including a VIP Cineplex theatre, public library, South Health Campus, the world's largest YMCA, shopping, dining, schools, and easy access to Stoney Trail and Deerfoot Trail. Don't miss out on this rare opportunity book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341607
Bedrooms	2
Bathrooms	2
Year Built	2018
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	888.4 sq. ft.
Condo Fee:	$628.32
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Parking, Professional Management, Reserve Fund Contributions, See Remarks, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	Northwest
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	2018 (Age: 8)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	2
Plan:	1910799
Heating:	Central, Natural Gas
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Vinyl Plank

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Seton
Amenities:	Parking, Secured Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Yes
Main Floor	Bedroom - Primary · 11' × 10' ·
Main Floor	Living Room · 12'7" × 10'5" ·
Main Floor	Dining Room · 8'8" × 8'2" ·
Main Floor	Kitchen · 13'3" × 9'10" ·
Main Floor	Bedroom · 10'2" × 9'11" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Open Floorplan, Quartz Counters
Exterior Features:	Balcony, BBQ gas line

Patio And Porch Features:	See Remarks, Wrap Around
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-2
Listed Date:	Sep 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/112-19621-40-street-se-calgary-a2341607/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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