19620 40 Street SE

Calgary | Active | MLS® A2358529

$375,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2018**	**1,415.53 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to 19620 40 Street SE, a beautifully designed three-level townhome in Calgary's vibrant community of Seton. Offering approximately 1,415 sq. ft. of thoughtfully designed living space, this inviting home features TWO SPACIOUS BEDROOMS, TWO PRIVATE ENSUITES, A VERSATILE DEN, AN ATTACHED GARAGE, AND A PRIVATE DECK. Combining modern comfort with everyday functionality, this residence is ideal for professionals, first-time buyers, or anyone seeking a convenient, low-maintenance lifestyle.

Step inside to a welcoming foyer that leads to a versatile MAIN-LEVEL DEN, perfect for a home office, fitness area, or additional living space. This level also provides convenient access to the ATTACHED GARAGE, along with additional storage and utility space.

Upstairs, the bright and inviting OPEN-CONCEPT MAIN FLOOR seamlessly connects the spacious living room, dining area, and kitchen, creating an ideal setting for both everyday living and entertaining. The thoughtfully designed kitchen offers a functional layout with plenty of space for meal preparation, while the adjoining dining area provides a comfortable place to gather with family and friends. The generous living room creates a welcoming atmosphere for relaxing or hosting guests. Step outside onto your PRIVATE DECK, perfect for enjoying your morning coffee or unwinding after a busy day. A convenient TWO-PIECE BATHROOM completes this level.

The upper floor offers TWO GENEROUSLY SIZED BEDROOMS, EACH WITH ITS OWN PRIVATE ENSUITE AND WALK-IN CLOSET, providing exceptional comfort and privacy. The spacious primary retreat features a THREE-PIECE ENSUITE and walk-in closet, while the second bedroom includes its own FOUR-PIECE ENSUITE and walk-in closet, making it ideal for guests, family members, or roommates. Convenient UPPER-LEVEL LAUNDRY completes this thoughtfully designed floor.

Imagine living in the heart of SETON, one of Calgary's most exciting and amenity-rich communities! Enjoy exceptional convenience with shopping, restaurants, cafés, and entertainment just minutes away. Spend your weekends exploring Seton Urban District, catching a movie at Cineplex VIP Cinemas, or enjoying the impressive recreational facilities at the Brookfield Residential YMCA. With the South Health Campus, public library, schools, parks, and walking pathways nearby, everything you need is within easy reach. Convenient access to Deerfoot Trail and Stoney Trail makes commuting throughout Calgary effortless. Experience the perfect combination of modern living, community connection, and everyday convenience in Seton!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358529
Bedrooms	2
Bathrooms	3

Year Built	2018
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,415.53 sq. ft.
Main Level Finished Area:	822.33 sq. ft.
Upper Level Finished Area:	593.21 sq. ft.
Condo Fee:	$310.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Snow Removal, Trash
HOA Fee Frequency:	Annually
Lot Area:	807 sq. ft.
Lot Frontage:	15'
Front Exposure:	West
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2018 (Age: 8)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2

Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	1910315
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room
HOA Fee:	$430.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed

Community:	Seton
Amenities:	Parking, Secured Parking
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Doorbell Camera
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 14'1" × 12'5" ·
Main Floor	Kitchen · 16'7" × 14'1" ·
Main Floor	Dining Room · 10'6" × 7'6" ·
2nd Floor	Bedroom - Primary · 16'1" × 10'5" ·
2nd Floor	Bedroom · 10'11" × 10'3" ·
Lower Level	Den · 10'8" × 10'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	None
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-1
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/19620-40-street-se-calgary-a2358529/

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

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