

# \$279,900 - 420, 19661 40 Street Se, Calgary

MLS® #A2211108

**\$279,900**

2 Bedroom, 1.00 Bathroom, 625 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Discover this well-maintained top-floor unit in a modern building—ideal for first-time buyers or investors. Priced to sell with immediate possession available—don't miss out.

The open-concept layout features 9-foot ceilings, large windows, and a fresh, airy feel. Enjoy central air conditioning, a private balcony, and a titled parking stall.

The kitchen stands out with a marble peninsula, soft-close cabinetry with brushed gold hardware, and stainless steel appliances—blending function and style.

Located in a family-friendly community, you're minutes from the South Health Campus, Brookfield YMCA, and the Seton Shopping District with groceries, caf  s, restaurants, and Cineplex VIP. Parks, schools, and major roads are also nearby.

Own this clean, move-in-ready condo in one of Calgary's most vibrant neighbourhood—book your showing today!

Built in 2020

## Essential Information

MLS® # A2211108

Price \$279,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	625
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	420, 19661 40 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3H3

### Amenities

Amenities	Bicycle Storage, Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Wall/Window Air Conditioner
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	4

### Exterior

Exterior Features	Balcony
Roof	Membrane
Construction	Brick, Composite Siding, Wood Frame

### Additional Information

Date Listed	May 3rd, 2025
-------------	---------------

Days on Market	12
Zoning	M-2

## **Listing Details**

Listing Office	CIR REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.