

# \$430,000 - 19640 40 Street Se, Calgary

MLS® #A2267829

**\$430,000**

2 Bedroom, 3.00 Bathroom, 1,299 sqft

Residential on 0.02 Acres

Seton, Calgary, Alberta

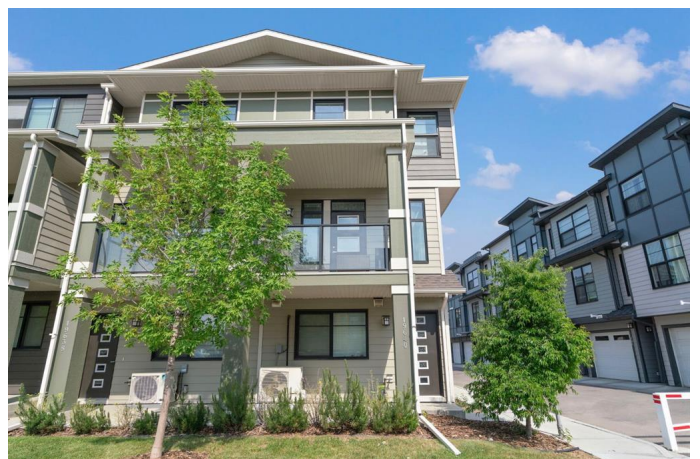
Offering nearly 1,300 sq. ft. of stylish living space, this beautifully maintained home blends comfort, function, and contemporary design. The open-concept main floor is perfect for both everyday living and entertaining, featuring a sleek kitchen with rich dark cabinetry, stainless steel appliances, and a spacious island with seating. Oversized windows fill the living and dining areas with natural light, while the private balcony provides a perfect spot to enjoy your morning coffee or evening BBQs. Upstairs, you'll find two generous bedrooms, each with its own ensuite ideal for roommates, guests, or a dedicated home office setup. Convenient upper-floor laundry adds practicality to your daily routine, while the main-level powder room and attached garage offer extra comfort and ease. Perfectly located just steps from the South Health Campus, YMCA, shops, restaurants, and transit, this home delivers exceptional walkability and quick access to major routes. Whether you're a first-time buyer, investor, or downsizer, you'll love the style, space, and convenience this home provides. Move-in ready and waiting for you to enjoy the best of Seton living!

Built in 2019

## Essential Information

MLS® # A2267829

Price \$430,000



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,299         |
| Acres          | 0.02          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 19640 40 Street Se |
| Subdivision | Seton              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3M 3A6            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Open Floorplan, See Remarks, Storage                                  |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                            |
| Cooling           | Central Air                                                           |
| Basement          | None                                                                  |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Other                          |
| Lot Description   | Landscaped                     |
| Roof              | Asphalt Shingle                |
| Construction      | Cement Fiber Board, Wood Frame |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      October 30th, 2025  
Days on Market                16  
Zoning                              M-1

**Listing Details**

Listing Office                    Royal LePage Mission Real Estate

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