

\$259,900 - 208, 19661 40 Street Se, Calgary

MLS® #A2240339

\$259,900

1 Bedroom, 1.00 Bathroom, 584 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

This beautiful like-new condo features 1 bedroom, 1 bathroom, a den, Titled underground parking stall + a Titled oversized storage locker! Offering exceptional value at the lowest price for a 1 bedroom + den property in Seton, this is the perfect buy for first-time buyers, investors, or those looking to downsize. The kitchen overlooks the living space and features a full pantry and two-tone cabinets accented by brass hardware. A large quartz peninsula provides dining space and a suite of stainless steel appliances including a Kitchen Aid fridge with waterline complete with kitchen. The living space has a wall of windows and access to the private balcony - which allows for natural light to flow through the space all day long. Hard surface flooring flows throughout the main living area with warm carpeted flooring in both the primary bedroom and den. The primary bedroom overlooks the balcony space and has double closets with access to the full bathroom with a walk-in shower just outside the door. The den is the perfect home office space, reading nook or TV room. The balcony is ideal for summer nights outside and has ample space for a BBQ. If the heat is too much, the air conditioning will keep you cool all summer long! Completing this unit is a Titled underground parking stall that keeps your vehicle secure all year long, and a Titled oversized storage locker located in a secure room on the same floor as the property, keeping it clean at all times. Located in the



heart of Seton and just steps to countless amenities including the South Calgary Health Campus and YMCA, this property is fully move-in ready in a nearly-new building with plenty of additional parking nearby.Â

Built in 2020

Essential Information

MLS® #	A2240339
Price	\$259,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	584
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	208, 19661 40 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3H3

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Wood Frame

Additional Information

Date Listed	July 29th, 2025
Days on Market	3
Zoning	M-2
HOA Fees	375
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.