# \$445,000 - 19640 40 Street Se, Calgary

MLS® #A2230493

#### \$445,000

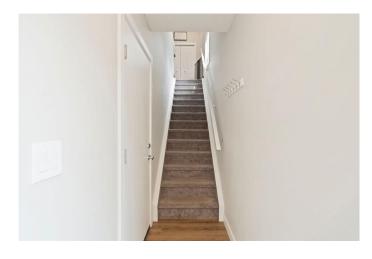
2 Bedroom, 3.00 Bathroom, 1,299 sqft Residential on 0.02 Acres

Seton, Calgary, Alberta

Welcome to this bright and stylish 2-bedroom, 2.5-bathroom townhome in the vibrant community of Seton. Offering approximately 1,300 sq ft of modern living space, this beautifully maintained home features an open-concept main floor that is perfect for both daily living and entertaining. The kitchen impresses with sleek dark cabinetry, stainless steel appliances, and a large island with seating. The spacious living and dining areas are flooded with natural light from oversized windows and open onto a private balconyâ€"ideal for your morning coffee or summer BBQs. Upstairs, you'll find two generously sized bedrooms, each with its own ensuite, providing the perfect setup for roommates, guests, or a home office. Upper floor laundry completes the upstairs level. The main floor also includes a convenient powder room, and the home offers the added benefit of an attached garage for secure parking and extra storage. Located just steps from South Health Campus, the YMCA, shopping, restaurants, and with easy access to major roadways, this home offers unbeatable convenience in one of Calgary's fastest-growing neighbourhoods. Move in and enjoy everything Seton has to offer!







Built in 2019

#### **Essential Information**

MLS® # A2230493

Price \$445,000

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, Refrigerator, Washer, Microwave Hood Fan,

Stove(s)

Heating Forced Air Cooling Central Air

Cooling Central All

Basement None

#### **Exterior**

Exterior Features Other

Lot Description Landscaped

Roof Asphalt Shingle

Construction Wood Frame, Cement Fiber Board

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 12th, 2025

Days on Market 126 Zoning M-1

### **Listing Details**

Listing Office Royal LePage Mission Real Estate

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.