

# \$244,900 - 216, 19621 40 Street Se, Calgary

MLS® #A2238488

**\$244,900**

1 Bedroom, 1.00 Bathroom, 493 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Looking for an affordable and stylish condo that's perfect for investors or first-time homebuyers? Look no further than this almost new condo, designed to help you build equity and stop paying rent! Featuring an open concept contemporary layout that's perfect for entertaining, this condo boasts a modern kitchen that overlooks both the living and dining areas with stainless steel appliances, quartz countertops, and beautiful two-tone cabinetry that adds warmth and contrast. With a spacious master bedroom, a full bathroom, and in-suite laundry, this condo has everything you need to live comfortably and efficiently. Best of all, this condo has low monthly fees that cover heat, water/sewer, and building insurance, making it an affordable option for those looking to own their own home. This unit comes with a titled surface parking stall (201) and a titled storage locker (55) on the same floor, which offers a huge storage space. With AC rough-in for this unit, you can easily install a wall AC unit. This building is close to all amenities at Seton including the world's largest YMCA, South Health Campus, shopping, VIP Cineplex, and restaurants. Don't miss out on the opportunity to own this stunning condo and start building your own equity today!

Built in 2019

## Essential Information



MLS® #	A2238488
Price	\$244,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	493
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	216, 19621 40 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2W2

### Amenities

Amenities	Elevator(s), Snow Removal, Trash, Visitor Parking, Picnic Area
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Chandelier
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range
Heating	Hot Water
Cooling	Central Air, None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Wood Frame, Composite Siding

### Additional Information

Date Listed	July 9th, 2025
Days on Market	59
Zoning	M-2

### **Listing Details**

Listing Office	C-Luxury Realty Ltd.
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