

# \$269,000 - 221, 19661 40 Street Se, Calgary

MLS® #A2226224

**\$269,000**

1 Bedroom, 1.00 Bathroom, 655 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

**GREAT INVESTMENT OPPORTUNITY!**  
**DON'T MISS THE OPPORTUNITY TO OWN THIS CONDO** in the vibrant community of Seton! This **SPACIOUS 1 BEDROOM** plus **DEN** apartment boasts **HIGH CEILINGS** and abundant natural light, creating a warm and inviting atmosphere.

The modern kitchen features **STAINLESS STEEL APPLIANCES** and elegant **QUARTZ COUNTERTOPS**, perfect for both cooking and entertaining. You'll appreciate the closet and cupboard space throughout the unit, as well as the convenience of an in-suite laundry room. Enjoy the added benefit of a **TITLED PARKING** stall.

Seton is a thriving neighborhood with everything you need right at your doorstep. Explore a variety of shopping options, indulge in local restaurants, and access professional services—all within walking distance. Plus, with **SOUTH HEALTH CAMPUS**, **YMCA**, and a **LIBRARY** nearby, this location truly offers the best of urban living.

**TENANT WITH 1 YEAR LEASE TO MAY 31st 2026.**

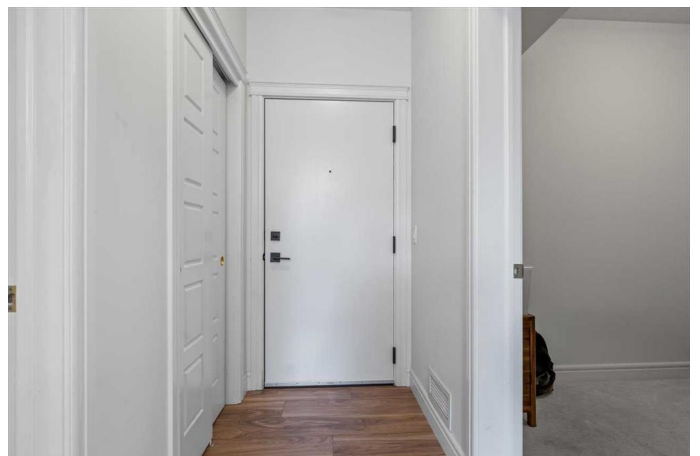
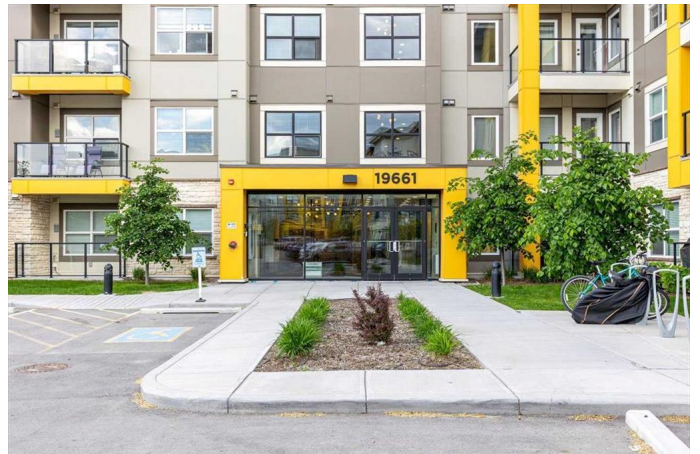
Don't miss the opportunity to make this beautiful apartment your next investment!

Built in 2018

## Essential Information

MLS® #                   A2226224

Price                     \$269,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 655               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 221, 19661 40 Street Se |
| Subdivision | Seton                   |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M3H3                  |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Elevator(s), Parking, Trash, Visitor Parking |
| Parking Spaces | 1                                            |
| Parking        | Stall                                        |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Vinyl Windows                                                         |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                            |
| Cooling           | None                                                                                                 |
| # of Stories      | 4                                                                                                    |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony                             |
| Construction      | Brick, Composite Siding, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 57             |

Zoning

M-2

## **Listing Details**

Listing Office

CIR Realty

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