

# \$279,000 - 221, 19661 40 Street Se, Calgary

MLS® #A2226224

**\$279,000**

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.**

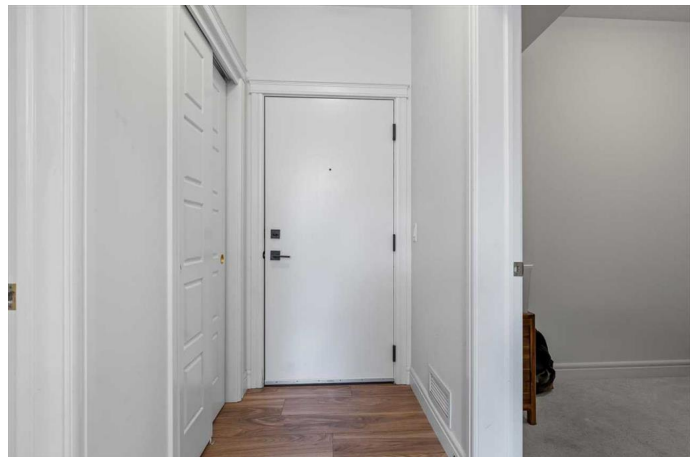
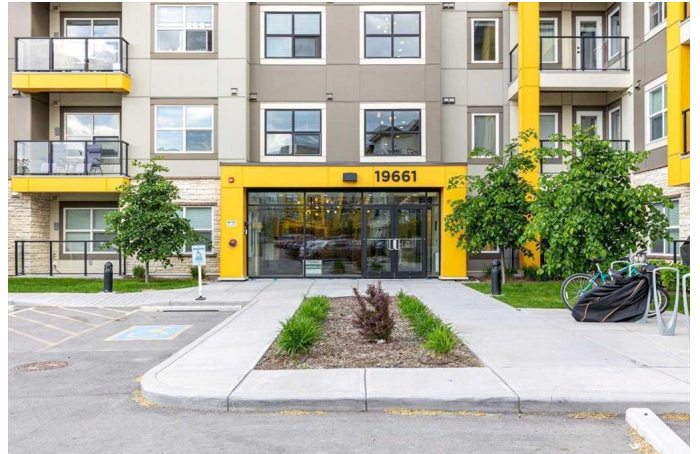
Don't miss the opportunity to make this beautiful apartment your next investment!

Built in 2018

## Essential Information

MLS® #                      A2226224

Price                         \$279,000



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	Parking, Visitor Parking, Elevator(s), Trash
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, Wood Frame, Composite Siding

### Additional Information

Date Listed	May 31st, 2025
Days on Market	6

Zoning M-2

## Listing Details

Listing Office CIR Realty

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