

# \$259,900 - 102, 19661 40 Street Se, Calgary

MLS® #A2249064

## \$259,900

1 Bedroom, 1.00 Bathroom, 495 sqft

Residential on 0.00 Acres

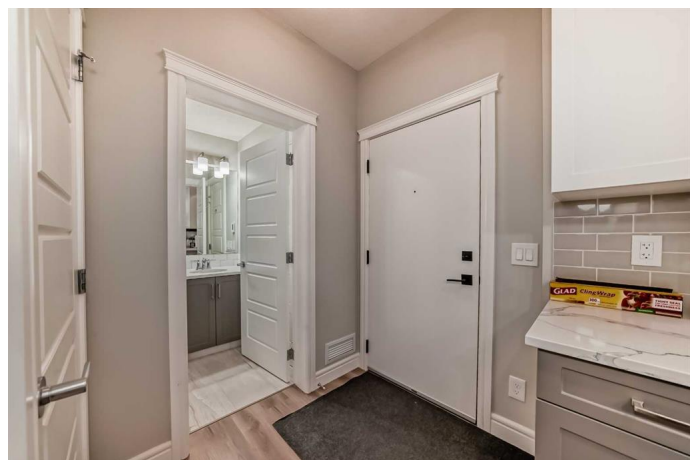
Seton, Calgary, Alberta

Discover this exceptional fully upgraded one-bedroom condo located in Seton, one of Calgary's fastest-growing communities. Located within walking distance to the medical facilities including the renowned South Calgary Hospital, as well as recreational facilities like the Cineplex VIP movie theatre, the top-notch SETON YMCA, and scenic walking/biking paths. Smart originally designed with 9' ceilings open concept kitchen/living area with well organized wall area for a cozy fireplace and TV. Fully upgraded walk-in shower, quartz countertops in the kitchen and bathroom, vinyl plank and tile flooring, and stainless steel appliances. This well-managed building with VERY REASONABLE CONDO FEES that include everything but electricity is the great property for the first-time buyers or someone looking for investment or downsize. Don't miss out on making this spacious, well appointed unit to be your new home.

Built in 2019

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2249064  |
| Price          | \$259,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 495       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2019              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 102, 19661 40 Street Se |
| Subdivision | Seton                   |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3H3                 |

### Amenities

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

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan                                                    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                          |
| Cooling           | None                                                                               |
| Fireplace         | Yes                                                                                |
| # of Fireplaces   | 1                                                                                  |
| Fireplaces        | Electric, Living Room                                                              |
| # of Stories      | 4                                                                                  |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 28                |
| Zoning         | M-2               |

### Listing Details

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