

# \$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.

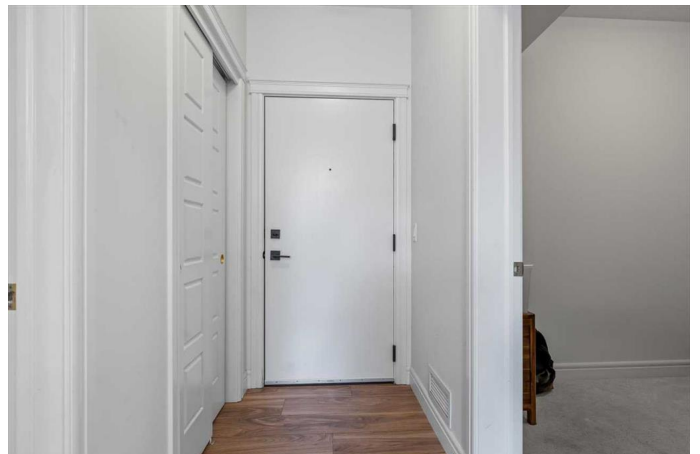
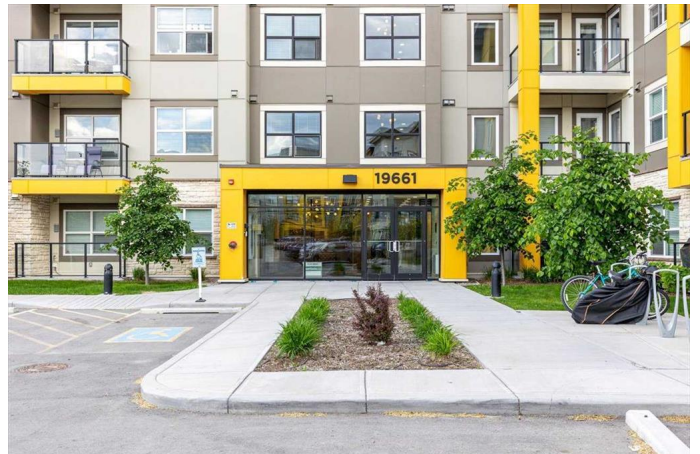
Don't miss the opportunity to make this  
beautiful apartment your next investment!

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 | 78             |

Zoning

M-2

## **Listing Details**

Listing Office

CIR Realty

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