

# \$340,000 - 219, 19621 40 Street Se, Calgary

MLS® #A2228095

**\$340,000**

2 Bedroom, 2.00 Bathroom, 824 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to this beautifully designed 2-bedroom, 2-bathroom plus den apartment in the highly sought-after community of Seton. Built in 2019, this contemporary unit offers underground titled parking, a dedicated storage unit, and an open-concept layout ideal for modern living. Step inside and be greeted by a bright and spacious kitchen featuring quartz countertops, a central island, and seamless flow into the cozy living room—complete with access to your own private balcony. Perfect for morning coffee or evening relaxation. The smart split-bedroom design offers maximum privacy. To the left, you’ll find the second bedroom with a 4-piece ensuite, ideal for guests or family. On the right, the primary suite features a luxurious 5-piece ensuite, a walk-in closet, and an adjoining private office or den—perfect for remote work, a nursery, or a quiet retreat. This home is ideal for young professionals, starter families, or downsizers looking for comfort, convenience, and community. Located in the heart of Seton, you're just steps away from world-class amenities, including the largest YMCA in North America, a public library, Joane Cardinal-Schubert High School, and the South Health Campus hospital. Enjoy easy access to major grocery stores, restaurants, a movie theatre, and quick connections to Stoney Trail and Deerfoot Trail. Don’t miss your opportunity to own in one of Calgary’s fastest-growing and best-equipped neighborhoods. Book your



showing todayâ€™this gem wonâ€™t last!

Built in 2019

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2228095          |
| Price          | \$340,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 824               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 219, 19621 40 Street Se |
| Subdivision | Seton                   |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3B2                 |

**Amenities**

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                        |
| Parking        | Underground                              |

**Interior**

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters                                                    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Window Coverings, Wall/Window Air Conditioner, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                                                           |
| Cooling           | Wall Unit(s)                                                                                                        |
| # of Stories      | 4                                                                                                                   |

**Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Balcony                                           |
| Construction      | Stone, Wood Frame, Composite Siding, Metal Siding |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 85             |
| Zoning         | M-2            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | Bow Realty |
|----------------|------------|

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