

\$279,900 - 306, 19661 40 Street Se, Calgary

MLS® #A2269721

\$279,900

1 Bedroom, 1.00 Bathroom, 584 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

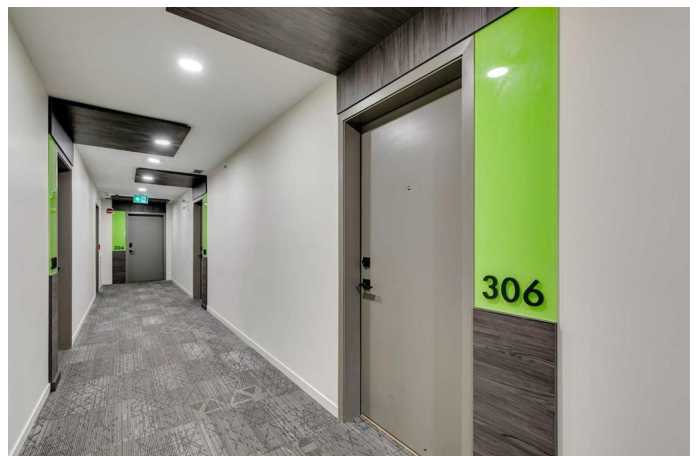
Modern South-Facing Condo in Seton â€” Stylish, Bright & Move-In Ready - Welcome to your new home in Seton, one of Calgaryâ€™s most vibrant and award-winning communities! This beautifully designed 1 Bedroom + Den, 1 Bathroom condo blends style, comfort, and convenience into one perfect package. Step inside and youâ€™ll be greeted by a bright open-concept layout with 9-foot ceilings and large windows that fill the space with natural light. The modern kitchen features quartz countertops, stainless steel appliances, and a spacious island perfect for entertaining or casual meals. The den offers a versatile workspace or reading nook, while the primary bedroom provides a peaceful retreat with plenty of closet space. The south-facing balcony invites you to soak in the sunshine and enjoy morning coffee or evening BBQs with a tranquil view. Youâ€™ll stay cool all summer with air conditioning, and enjoy the convenience of in-suite laundry, titled underground heated parking. Located just steps from the South Health Campus, Brookfield YMCA, and Setonâ€™s urban district with restaurants, cafÃ©s, shops, and movie theatres â€” everything you need is right at your doorstep.

Built in 2020

Essential Information

MLS® #

A2269721



Price	\$279,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	584
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	306, 19661 40 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3B3

Amenities

Amenities	Elevator(s), Bicycle Storage
Parking Spaces	1
Parking	Underground, Parkade, Titled

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Flat
Construction	Composite Siding

Additional Information

Date Listed	November 18th, 2025
-------------	---------------------

Days on Market	3
Zoning	M-2

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.