

# \$388,800 - 318, 19621 40 Street Se, Calgary

MLS® #A2242136

**\$388,800**

2 Bedroom, 2.00 Bathroom, 883 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

2 BEDROOM, 2 BATHROOM CORNER UNIT!! 1 title parking, 1 titled storage locker!! Large south exposed full-width covered balcony with gas BBQ hookup!! It is the best unit in this area. Built by award winning Rohit communities, the Argento floor plan offers a functional + timeless design. Welcoming foyer! Spacious open concept living! Stunning kitchen with large center island, 2-toned cabinets, pantry, upgraded SS appliances, quartz counters + complimented hardware. Space for a dining room table! Master bedroom offer a gorgeous 5PC ensuite + walk-in closet. 2nd bedroom for guests or office space, 4PC bathroom + Ensuite laundry. Your unit comes with titled parking (stall #168) and title storage (on same floor as unit locker #S83). Located within walking distance to South Calgary Health Campus, world's largest YMCA, Cineplex VIP movie theater, countless amenities such as grocery stores, restaurants and much more. Bright and open this condo offers all the modern day comforts.

Built in 2019

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2242136  |
| Price      | \$388,800 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 883               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 318, 19621 40 Street Se |
| Subdivision | Seton                   |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 3B2                 |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Elevator(s), Park, Other |
| Parking Spaces | 1                        |
| Parking        | Underground              |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s), Elevator          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                                        |
| Cooling           | None                                                                                                             |
| # of Stories      | 4                                                                                                                |

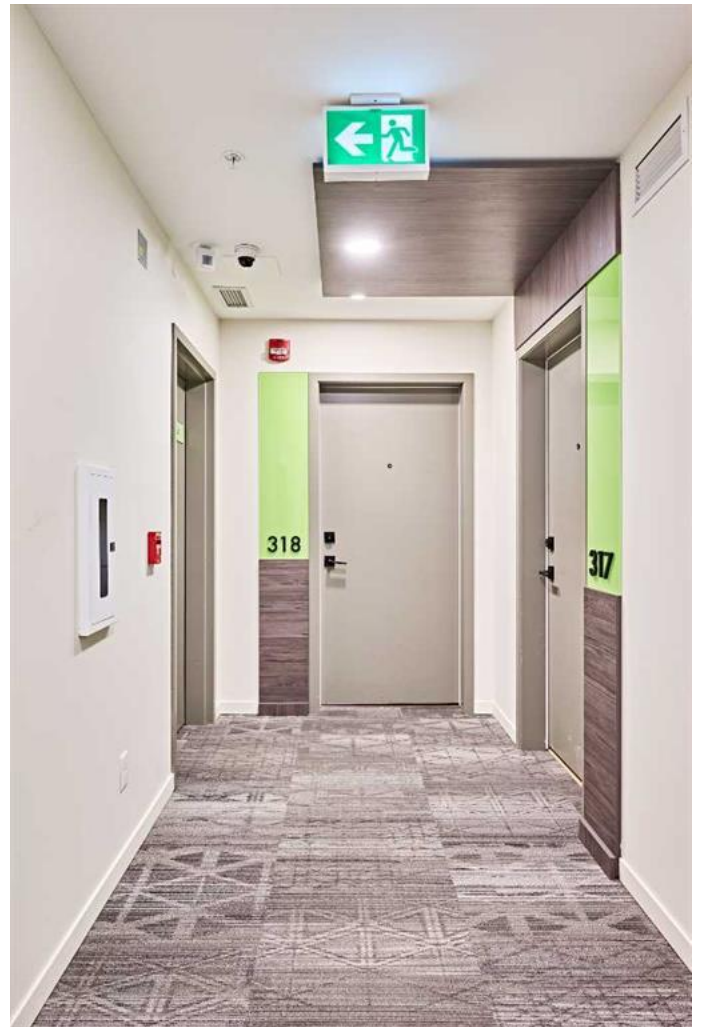
### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 11              |
| Zoning         | M-2             |

### Listing Details



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.