# \$430,000 - 19640 40 Street Se, Calgary

MLS® #A2267829

## \$430,000

2 Bedroom, 3.00 Bathroom, 1,299 sqft Residential on 0.02 Acres

Seton, Calgary, Alberta

Offering nearly 1,300 sq. ft. of stylish living space, this beautifully maintained home blends comfort, function, and contemporary design. The open-concept main floor is perfect for both everyday living and entertaining, featuring a sleek kitchen with rich dark cabinetry, stainless steel appliances, and a spacious island with seating. Oversized windows fill the living and dining areas with natural light, while the private balcony provides a perfect spot to enjoy your morning coffee or evening BBQs. Upstairs, you'II find two generous bedrooms, each with its own ensuite ideal for roommates, guests, or a dedicated home office setup. Convenient upper-floor laundry adds practicality to your daily routine, while the main-level powder room and attached garage offer extra comfort and ease. Perfectly located just steps from the South Health Campus, YMCA, shops, restaurants, and transit, this home delivers exceptional walkability and quick access to major routes. Whether you're a first-time buyer, investor, or downsizer, you'II love the style, space, and convenience this home provides. Move-in ready and waiting for you to enjoy the best of Seton living!







Built in 2019

#### **Essential Information**

MLS® # A2267829 Price \$430,000 Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,299

Acres 0.02

Year Built 2019

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey

Status Active

## **Community Information**

Address 19640 40 Street Se

Subdivision Seton

City Calgary

County Calgary

Province Alberta

Postal Code T3M 3A6

#### **Amenities**

Amenities Visitor Parking

Parking Spaces 1

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Open Floorplan, See Remarks, Storage

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer

Heating Forced Air

Cooling Central Air

Basement None

#### **Exterior**

Exterior Features Other

Lot Description Landscaped

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed October 30th, 2025

Days on Market 5

Zoning M-1

## **Listing Details**

Listing Office Royal LePage Mission Real Estate

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