

\$285,000 - 203, 19661 40 Street Se, Calgary

MLS® #A2269439

\$285,000

2 Bedroom, 1.00 Bathroom, 565 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

If you're looking for something that's low-maintenance and functional, efficient, and in a location that actually makes day-to-day life easier, this unit checks the boxes without any drama.

2 real bedrooms. The second room has a full window and a proper door. Good for a home office, kid's room, or spare room – definitely, not a cave!

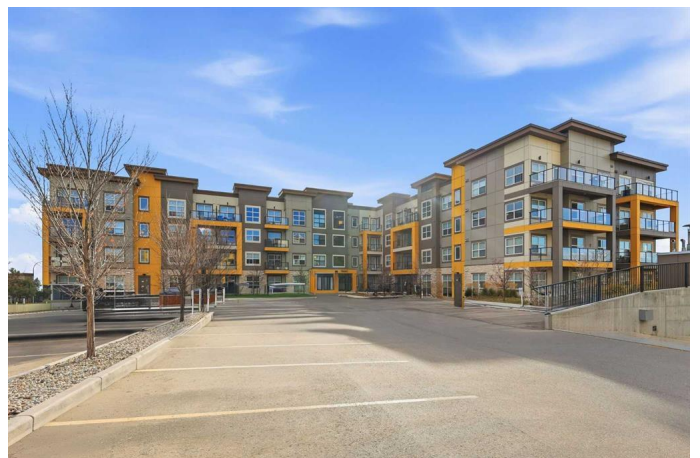
Smart layout (564 sq ft used well). Open living space, 9-ft ceilings, and big windows. It feels bigger than the square footage, and the natural light is honestly the main feature here.

Quality finishes that hold up. Quartz counters, wide-plank floors, stainless appliances. Nothing cheap or flimsy. Kitchen has a functional layout with a proper eating bar.

In-suite laundry. Door closes, noise contained. Always a plus.

Heated, tiled, underground parking (Stall P277). No scraping windshields. No parking roulette. It's your spot, year-round. You also have access to bike storage. Ample parking for your visitors! A large glass railed balcony with a roughed in gas line and electrical outlet. Enough room to sit and actually use it, not just look at it.

Excellent location in the heart of Seton SE. A mere walk from the new YMCA (largest in



North America), South Health Campus, Calgary Public Library, restaurants, Seton Shopping Center, Superstore, Save on Foods, Mountain Equipment Co-op, multiple banks, Tim Horton's, Cineplex movie theater, schools, dog park, and so much more.

And you're on Deerfoot Trail in under a minute. When the future LRT connects through, this will only get stronger in terms of ease and resale.

Condo Fees: Reasonable. Covers heat, water, sewer, insurance, and reserve contributions. Pet-friendly. Rentals allowed. BBQs allowed. Nothing unusual or restrictive in the bylaws.

At \$285,000, it's well-placed for Seton and for a true 2-bed with underground parking. Strong first purchase, downsizing option, or rental property (low turnover area thanks to hospital and amenities).

If you want it straight: this is a clean, practical unit in a location that's only getting better. No gimmicks, no oddities, just a well-kept condo that makes sense on paper and in real life.

Built in 2020

Essential Information

MLS® #	A2269439
Price	\$285,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	565
Acres	0.00
Year Built	2020
Type	Residential

Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	203, 19661 40 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3H3

Amenities

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

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Baseboard, Electric
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 17th, 2025
Zoning	M-2

Listing Details

Listing Office	Real Broker
----------------	-------------

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.