

\$394,900 - 405, 19661 40 Street Se, Calgary

MLS® #A2257138

\$394,900

2 Bedroom, 2.00 Bathroom, 881 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

YOU DONâ€™T WANT TO MISS THIS!

Discover upscale urban living in this rare top-floor, corner unit in the heart of Setonâ€”one of Calgaryâ€™s most vibrant and amenity-rich communities. Boasting nearly 11-foot ceilings, this 2-bedroom, 2-bathroom home feels open and airy, flooding with natural light from its expansive corner windows. The modern floor plan is designed for both comfort and entertaining. A spacious kitchen showcases stainless steel appliances, quartz countertops, sleek cabinetry, and a large island, perfect for cooking or gathering with friends. High-end laminate flooring throughout ties the space together with a warm, stylish finish. The primary suite includes a generous walk-in closet and a private ensuite for your own retreat, while the second bedroom features a cheater ensuite, ideal for family or guests. Practicality meets luxury with TWO titled underground parking stallsâ€”a rare find that ensures year-round comfort and convenience. Even better, this home comes with not just one, but TWO storage lockers, giving you extra space for seasonal items, sports equipment, or household overflow. With rising storage rental costs in Calgary, this added value translates directly into ongoing savings and peace of mind. Seton is known as Calgaryâ€™s “downtown of the south,” offering everything you need right at your doorstep. Enjoy trendy restaurants and bars, coffee shops, and everyday essentials just steps away. Meet friends for brunch at



Redâ€™s Diner, catch a movie, or take advantage of quick access to South Health Campus. With shopping, fitness facilities, and an energetic community vibe, youâ€™ll love the lifestyle this location provides. This is more than a homeâ€™itâ€™s a complete lifestyle upgrade. Donâ€™t miss your chance to own this exceptional top-floor corner unit in Seton!

Built in 2020

Essential Information

MLS® #	A2257138
Price	\$394,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	881
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	405, 19661 40 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3H3

Amenities

Amenities	Trash, Visitor Parking, Secured Parking, Storage
Parking Spaces	2
Parking	Additional Parking, Parkade, Titled, Underground

Interior

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Built-in Features
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range
Heating	Baseboard
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Wood Frame, Composite Siding

Additional Information

Date Listed	September 17th, 2025
Days on Market	42
Zoning	M-2

Listing Details

Listing Office	Charles
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