

# \$299,900 - 321, 19661 40 Street Se, Calgary

MLS® #A2225113

**\$299,900**

1 Bedroom, 1.00 Bathroom, 651 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

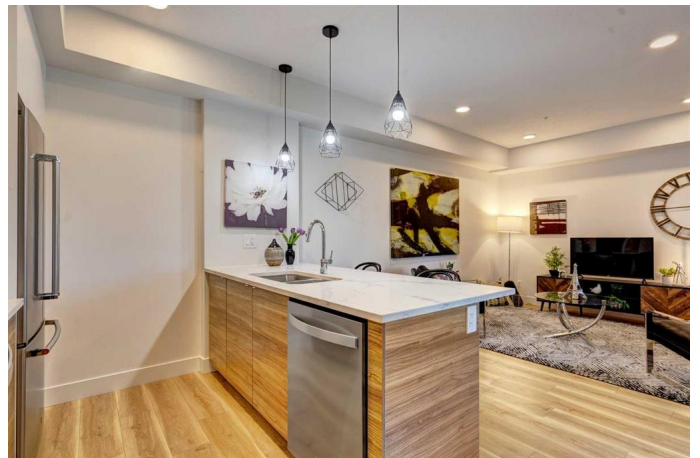
Stylish Condo Living in the Heart of Seton â€”  
With the 2 Parking Spots Youâ€™ve Been  
Waiting For!

Welcome to this thoughtfully designed  
3rd-floor condo in Stile Setonâ€”where smart  
design meets unbeatable value. Built by Rohit,  
this spacious 651 sq ft unit features an  
open-concept layout that feels much larger  
than expected, offering house-sized features  
in a modern, efficient design.

Enjoy the privacy and calming quiet of only  
one shared wall with a neighbour, and relax on  
your generous balcony, perfect for summer  
evenings or a morning coffee. Inside, you'll  
find a large living room that easily fits a full  
sectional, a proper dining area (yesâ€”dinner  
parties are on!), plus a den located on the  
opposite side of the primary  
bedroomâ€”perfect for working from home or  
hosting overnight guests.

The bedroom features two windows so you  
can enjoy the big-sky views from bed, along  
with great closet space. The kitchen includes a  
4-seater island and plenty of counter space for  
a coffee bar and cooking.

One of the standout features is the abundant  
storageâ€”with full closet storage in the  
bathroom, another in the living room, and  
additional space in the laundry room, youâ€™ll  
have room for everything and live clutter-free.



This unit comes with TWO titled parking stalls, ample in-suite storage, and is located in a super clean, quiet building with reasonable condo fees.

Stile Seton is in Calgary's vibrant Outer South, surrounded by shops, restaurants, schools, green spaces, and the 330,000 sq. ft. Brookfield Residential YMCA—the largest YMCA in the world! With quick access to major roads and a future LRT station, this is a smart investment in one of Calgary's most exciting master-planned communities.

Don't miss your chance to own this game-changing condo in a location that truly has it all!

Built in 2020

### Essential Information

MLS® #	A2225113
Price	\$299,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	651
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	321, 19661 40 Street Se
Subdivision	Seton
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3M 3H3

### Amenities

Amenities	Elevator(s), Parking, Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Gated, Heated Garage, Off Street, Parkade, Stall, Titled, Underground, Enclosed, Outside, Owned, Secured
# of Garages	1

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, Lighting
Construction	Cement Fiber Board, Concrete, Stone, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 30th, 2025
Days on Market	6
Zoning	M-2

### Listing Details

Listing Office	Royal LePage Solutions
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