

# \$445,000 - 19640 40 Street Se, Calgary

MLS® #A2230493

**\$445,000**

2 Bedroom, 3.00 Bathroom, 1,299 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

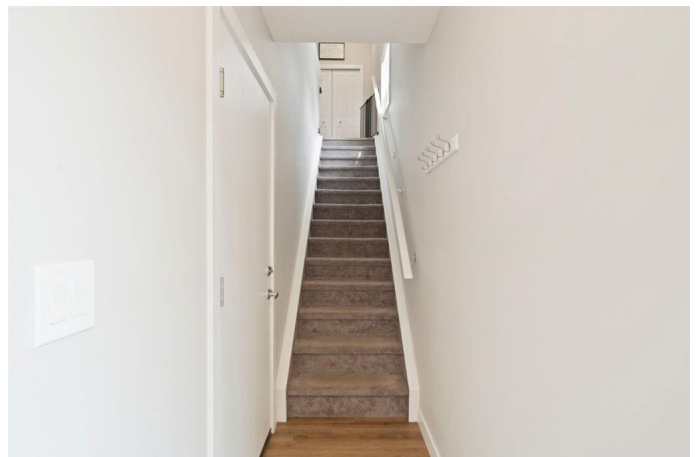
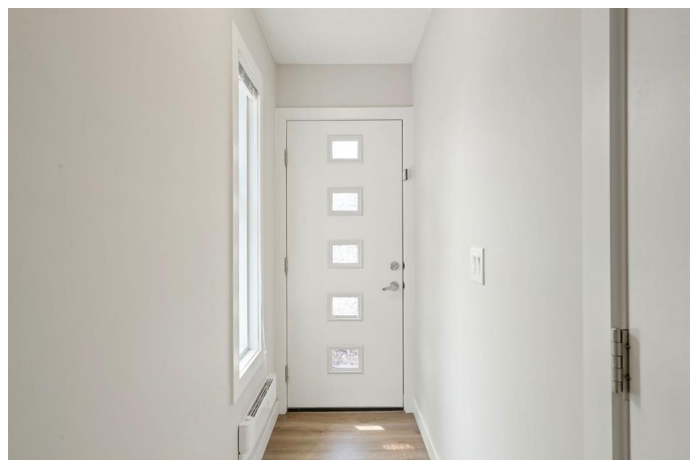
Welcome to this bright and stylish 2-bedroom, 2.5-bathroom townhome in the vibrant community of Seton. Offering approximately 1,300 sq ft of modern living space, this beautifully maintained home features an open-concept main floor that is perfect for both daily living and entertaining. The kitchen impresses with sleek dark cabinetry, stainless steel appliances, and a large island with seating. The spacious living and dining areas are flooded with natural light from oversized windows and open onto a private balcony—ideal for your morning coffee or summer BBQs. Upstairs, you’ll find two generously sized bedrooms, each with its own ensuite, providing the perfect setup for roommates, guests, or a home office. Upper floor laundry completes the upstairs level. The main floor also includes a convenient powder room, and the home offers the added benefit of an attached garage for secure parking and extra storage. Located just steps from South Health Campus, the YMCA, shopping, restaurants, and with easy access to major roadways, this home offers unbeatable convenience in one of Calgary’s fastest-growing neighbourhoods. Move in and enjoy everything Seton has to offer!

Built in 2019

## Essential Information

MLS® #

A2230493



Price	\$445,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,299
Acres	0.00
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	June 12th, 2025
Days on Market	87
Zoning	M-1

**Listing Details**

Listing Office	Royal LePage Mission Real Estate
----------------	----------------------------------

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.