

**401, 19621 40 Street SE**  
**Calgary, Alberta**

**MLS # A2221964**



**\$380,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	757 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 535
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** Portable Air Conditioner, Two Tower Fans

Atop Stile Seton, Suite 401 offers more than just a residence, it presents a lifestyle of comfort and convenience. This thoughtfully designed top-floor suite boasts two bedrooms and two bathrooms, complemented by dual titled parking stalls and ample storage solutions, including a locker just down the hall and an additional cage in the secure, heated underground garage. Inside, the open-concept layout seamlessly separates the bedrooms with a central living area, ensuring privacy and flow. The kitchen, featuring a quartz peninsula that seats four, Whirlpool stainless steel appliances, and a double sink, ideal for both everyday meals and entertaining. The primary suite is a tranquil retreat, complete with a walk-in closet and an ensuite bathroom offering dual sinks, a soaking tub, and a glass-enclosed shower. The second bedroom enjoys easy access to another full bathroom with a sleek glass shower. Natural light floods the space through expansive south-facing windows, leading to a private balcony equipped with a natural gas BBQ hookup. It's perfect for enjoying Calgary's sunny days. Additional comforts include in-suite laundry, a linen closet, and two portable air conditioning units with tower fans to keep you cool during warmer months. Located just steps from the dynamic Seton Urban District, twice named Calgary's Community of the Year where residents enjoy access to the world's largest YMCA, South Health Campus, and a variety of shopping, dining, and entertainment options. Whether you're a first-time buyer or seeking a vibrant community to call home, Suite 401 at Stile Seton offers the perfect blend of modern living and neighbourhood charm.