

\$430,000 - 19640 40 Street Se, Calgary

MLS® #A2267829

\$430,000

2 Bedroom, 3.00 Bathroom, 1,299 sqft

Residential on 0.02 Acres

Seton, Calgary, Alberta

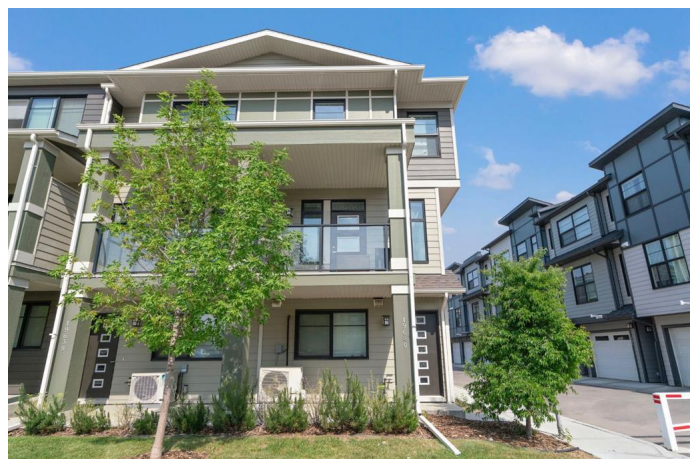
Offering nearly 1,300 sq. ft. of stylish living space, this beautifully maintained home blends comfort, function, and contemporary design. The open-concept main floor is perfect for both everyday living and entertaining, featuring a sleek kitchen with rich dark cabinetry, stainless steel appliances, and a spacious island with seating. Oversized windows fill the living and dining areas with natural light, while the private balcony provides a perfect spot to enjoy your morning coffee or evening BBQs. Upstairs, you'll find two generous bedrooms, each with its own ensuite ideal for roommates, guests, or a dedicated home office setup. Convenient upper-floor laundry adds practicality to your daily routine, while the main-level powder room and attached garage offer extra comfort and ease. Perfectly located just steps from the South Health Campus, YMCA, shops, restaurants, and transit, this home delivers exceptional walkability and quick access to major routes. Whether you're a first-time buyer, investor, or downsizer, you'll love the style, space, and convenience this home provides. Move-in ready and waiting for you to enjoy the best of Seton living!

Built in 2019

Essential Information

MLS® # A2267829

Price \$430,000



Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,299
Acres	0.02
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	19640 40 Street Se
Community	Seton
Condo	Z-name Not Listed
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	October 30th, 2025
Days on Market	1
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.