

# \$399,900 - 401, 19621 40 Street Se, Calgary

MLS® #A2185870

**\$399,900**

2 Bedroom, 2.00 Bathroom, 757 sqft  
Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to top-floor Suite 401 in Stile Seton, offering 2 of everything: bedrooms, bathrooms, parking stalls, storage spaces, portable A/C units, and tower fans. Titled parking and storage add convenience. This smartly designed floor plan ensures privacy, with bedrooms and bathrooms separated by the open-concept living area. The kitchen features a peninsula that seats 4, quartz countertops, Whirlpool stainless steel appliances, and a double sink for everyday luxury. The primary suite boasts a walk-in closet and an ensuite with dual sinks, a soaking tub, and a glass-walled shower. The second bathroom, accessible from the second bedroom or hallway, includes another glass-walled shower. Natural light fills the space through large south-facing windows. Step onto the balcony to enjoy expansive views, complete with a natural gas BBQ hookup. Additional perks include in-suite laundry, a linen closet, a titled storage locker just down the hall, and a second storage cage for larger items in the heated, secure underground parking. Stile Seton is steps from Seton Urban District—voted Calgary’s Community of the Year twice! Walk to the world’s largest YMCA, South Health Campus, shopping, dining, and entertainment. This is more than a home; it’s a lifestyle. Stop renting and start building equity today!

Built in 2019



## Essential Information

MLS® #	A2185870
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	757
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Active

## Community Information

Address	401, 19621 40 Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3B2

## Amenities

Amenities	Secured Parking, Elevator(s), Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Underground, Titled
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None, Window Unit(s)
# of Stories	4

## Exterior

Exterior Features Balcony, BBQ gas line  
Construction Stone, Wood Frame, Composite Siding

### **Additional Information**

Date Listed January 8th, 2025  
Days on Market 89  
Zoning M-2

### **Listing Details**

Listing Office Sotheby's International Realty Canada

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.