

**412, 19661 40 Street SE**  
**Calgary, Alberta**

**MLS # A2165600**



**\$400,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	890 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 615
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Quartz Counters		

**Inclusions:** FOBS and Keys

Experience the best location in the building with this pristine southwest facing penthouse corner unit. This two bedroom, two bathroom condo offers breathtaking mountain peak views and effortless, turnkey living at its finest. The open-concept design showcases high-end finishes, including quartz countertops throughout and air-conditioning for year-round comfort. The wrap-around balcony, equipped with a BBQ gas line, is the perfect spot to enjoy both sunrises and sunsets. Additional highlights include two titled parking stalls and two titled storage units—one conveniently located at the end of a parking space and the other in a separate storage area. Ideally located near all amenities, this move-in ready suite is immaculate and truly an exceptional find.