

**2105, 19489 Main Street SE**  
**Calgary, Alberta**

**MLS # A2159674**



**\$425,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	859 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 374
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	Cable Internet Access, Electricity, Fiber Optics, Garba
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

\*\*\*Open House Sunday - September 22, 2024 - 1:00 pm to 3:00 pm\*\*\* Welcome! This beautiful 2-bedroom, 2-bathroom main floor unit is nestled in the highly desirable community of Seton. Spacious and filled with natural light, this unit boasts a west-facing wrap-around balcony overlooking a lovely garden. Inside, you'll appreciate the smart design featuring 9' ceilings, laminate flooring, and sleek white cabinetry paired with quartz countertops. Upon entry, a large private foyer warmly welcomes you into the home. The kitchen, designed for entertaining, includes a generous island, quartz countertops, ample cabinetry, a pantry, and stainless steel appliances. The dining area, bathed in light from windows, leads directly to the balcony. A spacious living room sits adjacent to the dining area. The two well-proportioned bedrooms are strategically located on opposite sides of the unit for added privacy. The master suite easily accommodates a king-size bed and large furnishings, complemented by an ensuite with dual sinks, plenty of cabinetry, counter space, and a walk-in closet. The second bedroom is also well-sized and conveniently positioned next to the main bathroom. The in-suite laundry is discreetly placed alongside the coat closet, providing extra storage space. A titled parking stall in the heated parkade add to the convenience. The complex features a charming central courtyard, and just minutes away from the Seton YMCA, South Calgary Health Campus, schools, the Cineplex, and the vibrant restaurants and shops of Seton's "Gateway" district. Whether you're a first-time homeowner or an investor, this opportunity is one you don't want to miss!