

**1101, 19489 Main Street SE**  
**Calgary, Alberta**

**MLS # A2176800**



## \$429,900

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	967 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Owned, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 419
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	N/A		

Discover luxury living in this stunning corner ground floor unit at Seton Park Place III, featuring breathtaking park views. This professionally designed former show suite boasts high-end finishes and modern upgrades throughout. Enjoy an open floor plan with 9ft knockdown ceilings and luxury vinyl plank flooring, a gourmet kitchen with ceiling-height melamine cabinetry, soft-close drawers, quartz countertops, and an island with designer pendant lighting. The stylish living area includes a chic Chicago brick feature wall and large low E triple glazed windows that flood the space with natural light. Comfort is ensured with zoned electric baseboard heating and a Fresh Air System (ERV), plus a private 168 sqft concrete patio with a gas line for your BBQ. The primary suite offers a spacious walk-in closet and an ensuite with a double vanity and subway tile, while a second bedroom provides access to a full 4pc bathroom. Additional features include in-suite laundry, ample storage, and a titled underground parking stall \*Also please note that furniture is negotiable and can also be included in this sale if the buyer would like it turn key\* Located near the YMCA, hospitals, and over 130,000 sqft of retail and recreational space, this pet-friendly community (up to 40kg with board approval) is perfect for those seeking elegance and convenience. Visit today and don't miss all this condo has to offer!