

**2209, 19489 Main Street SE**  
**Calgary, Alberta**

**MLS # A2196738**



**\$388,888**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	885 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 385
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

A convenient, low-maintenance lifestyle awaits in this beautiful and modern 2 BEDROOM, 2 BATHROOM condo in the vibrant community of Seton! This outstanding unit has sunny WEST EXPOSURE providing tons of NATURAL LIGHT and NIGHTLY SUNSET VIEWS. The stylish interior has been upgraded with 9&rsquo; CEILING, WIDE PLANK FLOORING, designer finishes and a SPACIOUS OPEN FLOOR PLAN. Show off your culinary prowess in the sleek kitchen featuring QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, crisp WHITE CABINETS, a timeless SUBWAY TILE backsplash and a large BREAKFAST BAR ISLAND to gather around. The living room invites relaxation with UNOBSTRUCTED SIGHTLINES promoting engaging conversations with family and guests. Patio sliders lead to the LARGE BALCONY with a GAS LINE for summer barbeques and a GLASS RAILING that ensures none of the gorgeous sunset views are missed. The 2 bedrooms are ideally separated by the main living spaces for ultimate privacy! Oversized west-facing windows adorn the primary retreat that also includes a LUXURIOUS ENSUITE boasting DUAL SINKS, AN OVERSIZED SHOWER and a huge WALK-IN CLOSET. A second bedroom, another full bathroom and in-suite laundry add to your comfort. The unit is non-smoking with no pets and is even roughed in for central air conditioning. This QUIET, PET-FRIENDLY (upon board approval) complex with UNDERGROUND PARKING plus additional unassigned motorcycle parking is very well run in an unsurpassable location within the young community of Seton. Mere minutes to the public library, the world&rsquo;s largest YMCA, South Health Campus Hospital, Joanne Cardinal-Schubert High School, the Cineplex theatres, Superstore and numerous restaurant and additional shopping options. A great tenant is already in

place and would love to stay making this an exceptional investment opportunity!