



THE
A-TEAM

**RE/MAX
FIRST**

19489 MAIN Street #2206, Calgary T3M 3J3

MLS® #: **A2114901**

Area: **Seton**

Listing Date: **04/19/24**

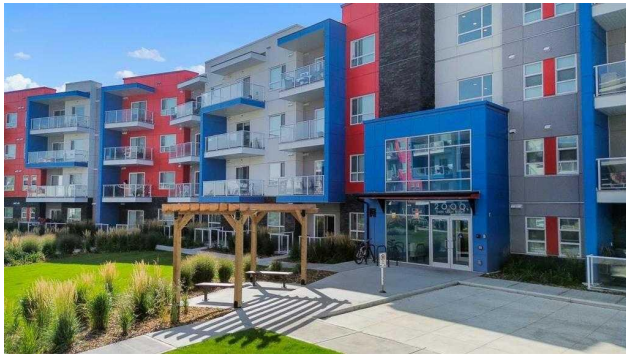
List Price: **\$395,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **747**
Low Sqft:
Ttl Sqft: **747**

DOM

30
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Titled, Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction:
Brick, Composite Siding, Metal Siding , Wood Frame
Flooring:
Carpet, Tile, Vinyl Plank
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	10`1" x 10`0"
Kitchen	Main	13`3" x 14`5"
Bedroom	Main	10`7" x 11`8"
Walk-In Closet	Main	7`10" x 5`2"
4pc Bathroom	Main	8`6" x 4`11"

Room	Level	Dimensions
Laundry	Main	7`2" x 4`11"
Living Room	Main	7`6" x 12`3"
4pc Ensuite bath	Main	4`11" x 8`6"
Dining Room	Main	8`8" x 12`6"
Balcony	Main	12`9" x 5`7"

Legal/Tax/Financial

Condo Fee:
\$314

Title:
Fee Simple
Fee Freq:

Zoning:
DC

Legal Desc:	2110835	Monthly	Remarks
Pub Rmks:	Modern, Spacious, and Bright, 2-bedroom, 2-bathroom apartment situated in a desirable west-facing location. As you enter you are welcomed into a large kitchen complete with stainless steel appliances, a light, timeless color palette, and a kitchen island/eating area featuring bright quartz counters, a perfect area for entertaining and family dinners. Sleek, durable laminate flooring throughout adds to the overall aesthetic. Retreat to the comfort of 2 well-appointed bedrooms, one being the primary suite, featuring an ensuite and walk-in closet for added convenience. Each bedroom provides ample space and comfort to relax and unwind. Enjoy the luxury of in-suite laundry and a storage closet. Spend summer evenings on your west-facing balcony, complete with a gas BBQ hook-up and room for seating/dining. Experience hassle-free living with a titled, heated underground parking stall. The complex is conveniently located mere steps away from many amenities, including the South Health Campus, shopping outlets, dining options, grocery stores, and recreation facilities. Embrace a lifestyle of convenience and comfort at this exceptional residence in the vibrant Seton community. Book your showing today!		
Inclusions:	N/A		
Property Listed By:	Nineteen 88 Real Estate		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



