



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**19489 MAIN Street #2217, Calgary T3M 3J3**

MLS® #: **A2126057**

Area: **Seton**

Listing Date: **04/26/24**

List Price: **\$394,999**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 17-May**

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: **761**  
Low Sqft:  
Ttl Sqft: **761**

DOM

**23**

Layout

Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Courtyard,Lighting**

Construction:  
**Brick,Composite Siding,Metal Siding ,Wood Frame**  
Flooring:  
**Carpet,Ceramic 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: **Double Vanity,Elevator,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 8`5"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>10`10" x 4`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`8" x 8`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`4" x 10`4"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>13`5" x 13`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>8`6" x 3`4"</b>
<b>Balcony</b>	<b>Main</b>	<b>11`10" x 5`10"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$335

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

2110835

Remarks

Pub Rmks:

Welcome to this modern, spacious, and bright 2-bedroom, 1-bathroom apartment located in the desirable community of Seton. As you step inside, you'll immediately feel welcomed by the inviting atmosphere of the large kitchen, complete with stainless steel appliances, bright quartz counters, and a timeless colour palette that's perfect for entertaining and family gatherings. The sleek and durable laminate flooring throughout adds to the contemporary aesthetic, creating a stylish and comfortable living space. Retreat to the comfort of two well-appointed bedrooms, including the primary suite a walk-in closet for added convenience and storage. Each bedroom offers ample space and comfort for relaxation, ensuring a peaceful sanctuary to unwind after a long day. You'll also appreciate the luxury of in-suite laundry and a storage closet, providing additional convenience and functionality. During summer evenings, step out onto your balcony equipped with a gas BBQ hook-up and space for seating and dining, offering the ideal setting for alfresco dining and enjoying the fresh air. Experience hassle-free living with 2 titled, heated underground parking stalls, providing secure parking and peace of mind year-round. The complex is conveniently located just steps away from numerous amenities, including the South Health Campus, shopping outlets, dining options, grocery stores, and recreation facilities. This quiet, pet-friendly complex is very well-run and situated within the vibrant community of Seton, known for its walkability and extensive pathway system. Residents can easily access shops, restaurants, parks, Union Park, and the Brookfield Residential Community Centre, which offers amenities such as the YMCA, ice rinks, library, and more. Don't miss out on this exceptional home in a phenomenal LOCATION, LOW CONDO FEES, PET FREE AND BONUS OF 2 PARKING STALLS!!!!

Inclusions:

N/A

Property Listed By:

Real Broker

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













