



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**19489 MAIN Street #2105, Calgary T3M3J3**

MLS® #: **A2159674**

Area: **Seton**

Listing Date: **08/21/24**

List Price: **\$425,000**

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: **858**  
Low Sqft:  
Ttl Sqft: **858**

DOM

**28**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Heated Garage,Titled,Underground**

Utilities and Features

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

Construction: **Brick,Composite Siding,Concrete,Metal Siding**  
Flooring: **Ceramic Tile,Laminate,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Built-in Features,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Storage,Walk-In Closet(s)**  
Utilities: **Cable Internet Access,Electricity Available,Fiber Optics Available,Garbage Collection,High Speed Internet Available,Water Available**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`10"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`10" x 8`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`4" x 11`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>17`2" x 13`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`4" x 7`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`11" x 11`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`11" x 9`3"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>6`6" x 8`5"</b>

Legal/Tax/Financial

Condo Fee:  
**\$374**

Title:  
**Fee Simple**

Zoning:  
**DC**

Fee Freq:  
**Monthly**

Legal Desc: **2110835**

Remarks

Pub Rmks: **\*\*\*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!**

Inclusions: **n/a**  
Property Listed By: **Real Broker**

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







