



THE
A-TEAM

**RE/MAX
FIRST**

19489 MAIN Street #2202, Calgary T3M 3J3

MLS® #: **A2170135**

Area: **Seton**

Listing Date: **10/02/24**

List Price: **\$444,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 09-Jan**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,076**
Low Sqft:
Ttl Sqft: **1,076**

Heated Garage,Secured,Stall,Titled,Underground

DOM

112
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

Construction: **Concrete,See Remarks,Wood Frame**
Flooring: **See Remarks,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Stone Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`11" x 10`6"	Living Room	Main	14`3" x 11`9"
Dining Room	Main	9`8" x 7`11"	Bedroom - Primary	Main	13`5" x 12`4"
Bedroom	Main	11`7" x 10`5"	Laundry	Main	11`6" x 5`6"
Foyer	Main	4`5" x 9`10"	4pc Ensuite bath	Main	

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$469

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 2110835

Remarks

Pub Rmks: **Welcome to your new home! This stunning 2-bedroom, 2-bathroom corner unit is located in the highly sought-after community of Seton. Bright and spacious, this second-floor unit features a west-facing, wrap-around balcony perfect for enjoying beautiful sunsets. Inside, you'll be impressed by the modern design and thoughtful layout, boasting 9-foot ceilings, upgraded wide plank luxury vinyl flooring, and elegant white cabinetry paired with sleek quartz countertops. As you enter, you're greeted by a private and welcoming foyer that seamlessly leads into the heart of the home. The open-concept kitchen is a chef's dream, equipped with stainless steel appliances, a large island ideal for hosting, ample cabinetry, and a pantry for added storage. The dining area, bathed in natural light thanks to numerous windows and patio doors, flows onto the expansive balcony with vinyl decking and glass railings—perfect for outdoor relaxation. Adjacent to the dining area is a generously sized living room, offering plenty of space for entertaining or unwinding. The two large bedrooms are thoughtfully positioned on opposite sides of the unit for added privacy. The primary suite is a luxurious retreat, comfortably fitting a king-sized bed and featuring a spacious walk-in closet and a beautifully appointed ensuite with dual sinks, quartz counters, and ample storage. The second bedroom, also spacious, is conveniently located next to the stylish main bathroom. Additional highlights include in-suite laundry with extra storage space, a dedicated storage locker, in unit AC, and a titled parking stall in the heated underground parkade. The complex offers a serene central courtyard, perfect for relaxing outdoors. Plus, you're just minutes from the world-class Seton YMCA, South Calgary Health Campus, top-rated schools, Cineplex, and an array of restaurants and shops in Seton's vibrant Gateway district. Whether you're looking for a perfect starter home or a great investment opportunity, this gem in Seton is not to be missed!**

Inclusions: **AC Unit**
Property Listed By: **RE/MAX iRealty Innovations**

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











