



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**19489 MAIN Street #1102, Calgary T3M 3J3**

MLS®#: **A2173741**

Area: **Seton**

Listing Date: **10/18/24**

List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 06-Nov**

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: **959**  
Low Sqft:  
Ttl Sqft: **959**

**Underground**

DOM

**96**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Brick,Concrete,Vinyl Siding,Wood Frame**  
Flooring: **Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Window Coverings**  
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4' 9" x 7' 9"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8' 5" x 8' 1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8' 9" x 11' 8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9' 5" x 8' 7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8' 11" x 19' 6"</b>	<b>Living Room</b>	<b>Main</b>	<b>9' 5" x 10' 11"</b>
<b>Other</b>	<b>Main</b>	<b>8' 8" x 19' 11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12' 2" x 12' 4"</b>

Legal/Tax/Financial

Condo Fee:  
**\$419**

Title:  
**Fee Simple**

Zoning:  
**DC**

Legal Desc:

2110835

Fee Freq:  
Monthly

Remarks

Pub Rmks: **Wow! Corner end unit! This is a beautiful, well-kept , owner occupied 2-bedroom/ 2-full bath unit with a titled underground parking. As you enter, you'll have the immediate feeling of comfort, convenience and the feeling of home ownership. The unit is very clean, spacious, bright, high ceiling, huge quartz island, centralized air conditioner and a well-managed & pet friendly complex (board approval). Walking distance to South Campus Hospital, YMCA Library, Cineplex, Superstore and other amenities. Quick & easy access to Deerfoot & Stoney Trail.**

Inclusions:  
Property Listed By: **N/A  
Greater Calgary Real Estate**

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







