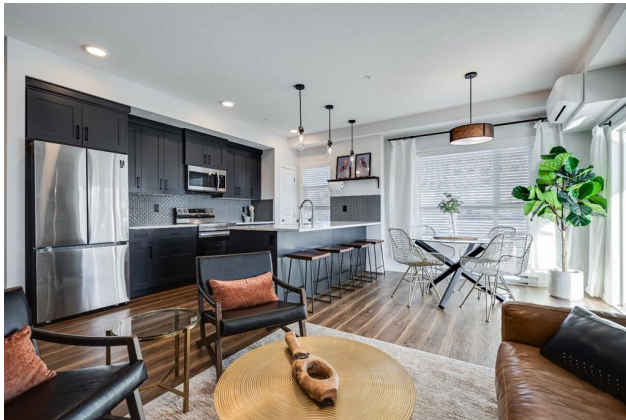


19489 MAIN Street #1101, Calgary T3M 3J3

MLS® #: **A2176800** Area: **Seton** Listing **11/01/24** List Price: **\$429,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$29k, 06-Nov** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **Finished Floor Area**
 Lot Shape: **Abv Sqft: 966**
Low Sqft:
Ttl Sqft: 966

Access:
 Lot Feat:
 Park Feat: **Owned, Parkade, Titled, Underground**

DOM

50
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof:
 Heating: **Baseboard, Electric, Zoned**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

Construction: **Composite Siding, Concrete, Stone, Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`4" x 8`10"	4pc Bathroom	Main	7`11" x 4`11"
Living Room	Main	9`3" x 10`11"	Dining Room	Main	9`5" x 15`1"
Kitchen	Main	9`2" x 15`1"	Bedroom - Primary	Main	12`3" x 12`5"
4pc Ensuite bath	Main	8`6" x 8`2"	Walk-In Closet	Main	8`4" x 5`3"
Laundry	Main	3`4" x 5`8"	Balcony	Main	8`2" x 19`10"

Legal/Tax/Financial

Condo Fee:
\$419

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2110835**

Remarks

Pub Rmks: **Discover luxury living in this stunning corner ground floor unit at Seton Park Place III, featuring breathtaking park views. This professionally designed former show suite boasts high-end finishes and modern upgrades throughout. Enjoy an open floor plan with 9ft knockdown ceilings and luxury vinyl plank flooring, a gourmet kitchen with ceiling-height melamine cabinetry, soft-close drawers, quartz countertops, and an island with designer pendant lighting. The stylish living area includes a chic Chicago brick feature wall and large low E triple glazed windows that flood the space with natural light. Comfort is ensured with zoned electric baseboard heating and a Fresh Air System (ERV), plus a private 168 sqft concrete patio with a gas line for your BBQ. The primary suite offers a spacious walk-in closet and an ensuite with a double vanity and subway tile, while a second bedroom provides access to a full 4pc bathroom. Additional features include in-suite laundry, ample storage, and a titled underground parking stall *Also please note that furnitute is negotiable and can also be included in this sale if the buyer would like it turn key* Located near the YMCA, hospitals, and over 130,000 sqft of retail and recreational space, this pet-friendly community (up to 40kg with board approval) is perfect for those seeking elegance and convenience. Visit today and don't miss all this condo has to offer!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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







