



THE
A-TEAM

**RE/MAX
FIRST**

19489 MAIN Street #1101, Calgary T3M 3J3

MLS® #: **A2176800**

Area: **Seton**

Listing Date: **11/01/24**

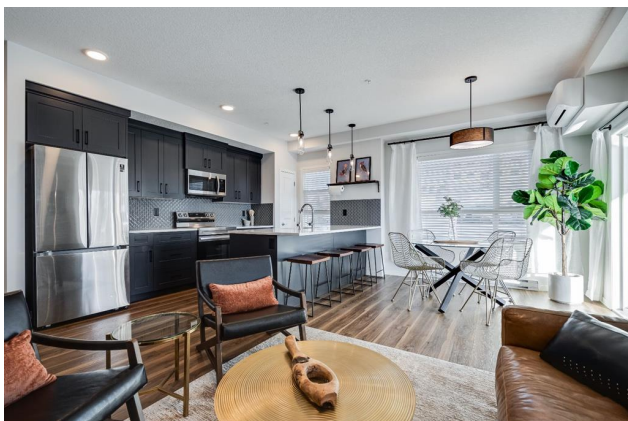
List Price: **\$414,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 03-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:

Finished Floor Area

Abv Sqft: **966**
Low Sqft:
Ttl Sqft: **966**

DOM

81
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

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

Access:

Lot Feat:

Park Feat:

Owned, Parkade, Titled, Underground

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

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







