

## 19489 MAIN Street #1308, Calgary T3M 3J3

MLS®#: A2184605 Area: Seton Listing 12/31/24 List Price: **\$499,900** 

Status: **Active** Association: Fort McMurray County: Calgary Change: None

Date:



**General Information** 

Residential Prop Type: Sub Type: **Apartment** City/Town: Calgary

Year Built: 2021 Abv Saft: Lot Information

Low Sqft:

Ttl Sqft: 1.188 Lot Shape:

Finished Floor Area

1,188

DOM

Layout

2 (2) 2.0 (2 0)

2

Low-Rise(1-4)

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park: Garage Sz:

32

Lot Feat:

Park Feat: Owned, Parkade, Stall, Titled, Underground

## **Utilities and Features**

Roof: Membrane Construction:

Heating: Baseboard, Electric, Zoned Composite Siding, Concrete, Stone, Wood Frame

Sewer: Flooring:

Balcony, BBQ gas line, Uncovered Courtyard **Ceramic Tile, Vinyl Plank** Ext Feat:

Water Source: Fnd/Bsmt: **Poured Concrete** 

Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Kitchen Appl: Int Feat: Breakfast Bar, Built-in Features, Double Vanity, Elevator, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In

Closet(s)

**Utilities:** Room Information

Room Level Level Dimensions Dimensions Room **Entrance** Main 5`0" x 5`4" Laundry Main 10`7" x 4`10" 4pc Bathroom Main 9`6" x 5`0" Office Main 10`0" x 9`7" Kitchen With Eating Area Main 22`1" x 9`2" 13`6" x 10`10" **Dining Room** Main 15`6" x 9`3" **Living Room** Main 5`5" x 4`11" Pantry Main **Bedroom - Primary** Main 14`2" x 10`7" 4pc Ensuite bath Main 8'2" x 8'1" Walk-In Closet Main 8'8" x 5'0" **Bedroom** 11`10" x 9`7" Main

Balcony Main 20`2" x 6`3"

Legal/Tax/Financial

Condo Fee:

Fee Simple

Zoning: **DC** 

Fee Freq: **Monthly** 

Title:

Legal Desc: **2110835** 

Remarks

Pub Rmks:

\$525

Welcome to Seton!!! Builder of the year award for 2 years this 'Cedarglen Living' property defining modern and easy urban living. Living space of 1189 sq. ft. with 2 Bedrooms (plus a large den) 2 full Bathrooms and 2 TITLED side by side heated underground parking. Entering the home, you'll notice 9' ceilings, recessed LED pot lighting and the high end Harmony Grafton Luxury Vinyl Plank flooring. Entryway dedicated room has ample space for supplies, outer wear & the upgraded Electrolux laundry team. Moving into the heart of the home is a beautiful central quartz island with seating for 4 in the gourmet kitchen. Neutral colours envelope the welcoming open-concept stylish design choices. Modern cabinetry, under counter lighting, top of the line stainless steel appliance package and generous walkin pantry to meet the needs of families, entertainers and chefs alike. Lots of natural light throughout. Transom wall mounted head unit for the Daikin high-efficiency inverter air conditioner for perfect temperature control & comfort. Dining area leads to the balcony (south exposure) with views of the courtyard and community gardens. Balcony has a gas line for your BBQ. Primary bedroom currently set up with king furniture and is complete with a fully upgraded built in closet organizer throughout the Primary walk-in closet. Primary en-suite Bathroom is bright and beautiful. Shower is also upgraded with glass door and finished in a classic floor to ceiling subway tile which ties in exceptionally with the quartz counter top and dual sink vanities. Such a luxury spa feeling. Second bedroom has a large window and closet space. Den room with updated built-in storage is versatile for accommodating a guest Bedroom, home office or craft area or work out space. A second full 4 piece bathroom rounds out this home. There is visitor parking along with two common secured indoor bike storage areas. Pets with board approval <40 kg. Located within view and minutes' walk to the world-class Seton YMCA, South Calgary Health Campus, top-rated s

Inclusions: Property Listed By: N/A CIR Realty

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

















