



THE
A-TEAM

**RE/MAX
FIRST**

19489 MAIN Street #2209, Calgary T3M 3J3

MLS® #: **A2196738**

Area: **Seton**

Listing Date: **02/27/25**

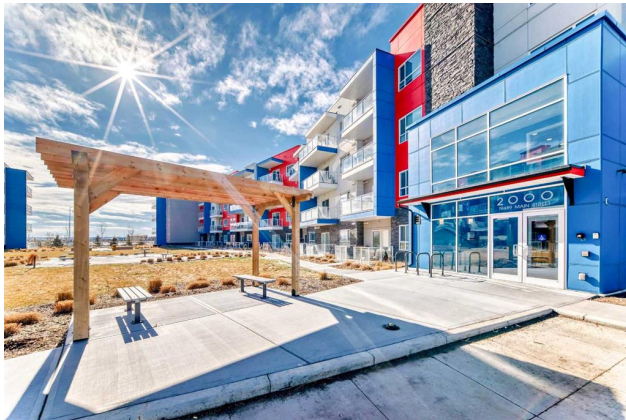
List Price: **\$388,888**

Status: **Active**

County: **Calgary**

Change: **None**

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:

Residential
Apartment
Calgary
2021

Finished Floor Area

Abv Sqft: **884**

Low Sqft:

Ttl Sqft: **884**

Views

Heated Garage, Parkade, Titled, Underground

DOM

0

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Membrane**
Heating: **Baseboard, Electric**
Sewer:
Ext Feat: **BBQ gas line, Courtyard**

Construction:
Brick, Composite Siding, Metal Siding
, Stucco, Wood Frame

Flooring:
Laminate, Tile

Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	4`7" x 5`6"	Kitchen	Main	9`6" x 15`0"
Living Room	Main	11`1" x 13`11"	Balcony	Main	20`11" x 7`7"
Laundry	Main	6`3" x 8`5"	Bedroom - Primary	Main	9`2" x 12`3"
Bedroom	Main	9`0" x 12`4"	Walk-In Closet	Main	8`5" x 6`8"
Walk-In Closet	Main	5`0" x 5`3"	4pc Ensuite bath	Main	7`10" x 8`4"
4pc Bathroom	Main	8`6" x 4`11"			

Condo Fee:
\$385

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2110835**

Remarks

Pub Rmks: **A convenient, low-maintenance lifestyle awaits in this beautiful and modern 2 BEDROOM, 2 BATHROOM condo in the vibrant community of Seton! This outstanding unit has sunny WEST EXPOSURE providing tons of NATURAL LIGHT and NIGHTLY SUNSET VIEWS. The stylish interior has been upgraded with 9' CEILING, WIDE PLANK FLOORING, designer finishes and a SPACIOUS OPEN FLOOR PLAN. Show off your culinary prowess in the sleek kitchen featuring QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, crisp WHITE CABINETS, a timeless SUBWAY TILE backsplash and a large BREAKFAST BAR ISLAND to gather around. The living room invites relaxation with UNOBSTRUCTED SIGHTLINES promoting engaging conversations with family and guests. Patio sliders lead to the LARGE BALCONY with a GAS LINE for summer barbeques and a GLASS RAILING that ensures none of the gorgeous sunset views are missed. The 2 bedrooms are ideally separated by the main living spaces for ultimate privacy! Oversized west-facing windows adorn the primary retreat that also includes a LUXURIOUS ENSUITE boasting DUAL SINKS, AN OVERSIZED SHOWER and a huge WALK-IN CLOSET. A second bedroom, another full bathroom and in-suite laundry add to your comfort. The unit is non-smoking with no pets and is even roughed in for central air conditioning. This QUIET, PET-FRIENDLY (upon board approval) complex with UNDERGROUND PARKING plus additional unassigned motorcycle parking is very well run in an unsurpassable location within the young community of Seton. Mere minutes to the public library, the world's largest YMCA, South Health Campus Hospital, Joanne Cardinal-Schubert High School, the Cineplex theatres, Superstore and numerous restaurant and additional shopping options. A great tenant is already in place and would love to stay making this an exceptional investment opportunity!**

Inclusions: **None**
Property Listed By: **eXp Realty**

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







