



GRASSROOTS
REALTY GROUP

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**1102, 19489 Main Street SE
Calgary, Alberta**

MLS # A2222245



\$409,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	966 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 431
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	MURPHY BED		

Welcome to this beautifully maintained, owner-occupied two-bedroom, two-bathroom corner unit located on the main floor of a well-managed and pet-friendly complex (with board approval). As an end unit, it offers extra windows for natural light, high ceilings, and the added comfort of wall-unit air conditioning. Inside, you'll find a bright and spacious layout with a massive quartz island that anchors the open-concept kitchen, perfect for both everyday living and entertaining. The primary bedroom features a large walk-in closet and a stylish four-piece ensuite with dual quartz vanities and modern finishes. The second bedroom includes a built-in Murphy bed, making it ideal for guests or a home office setup. This home also includes in-suite laundry and a titled underground parking stall. Located within walking distance to South Health Campus, YMCA, public library, Cineplex, Superstore, and a wide range of amenities, you'll love the convenience. Quick access to Deerfoot and Stoney Trail makes commuting a breeze.