



GRASSROOTS
REALTY GROUP

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1101, 19489 Main Street SE
Calgary, Alberta

MLS # A2252980



\$409,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	962 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:	Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Prepare to be captivated by this stunning end unit, corner ground floor with 2-bed and 2-bath in Seton. Former show suite by Cedarglen Homes, boast high end finishes, modern layout and upgrades. The open & spacious living room includes a chic Chicago brick feature wall and a large low E triple glazed window. Open concept layout that seamlessly combine style and functionality. Comfort is ensured with zoned electric baseboard heating and a Fresh Air System (ERV). The luxury vinyl plank flooring is all the way through for fast & easy cleaning. No carpet here. The primary suite is spacious with a double vanity ensuite and a walk-in closet. The other good sized bedroom provides access to a full 4-pc bathroom. Step through the kitchen which boast quartz countertops, stainless steel appliances and ample storage within the ceiling-height melamine cabinets. This stylish unit also comes in with an ensuite laundry, titled underground parking and a huge private concrete patio with a gas line for your BBQ. It is also a pet friendly complex (Board approval) up to 40 kilograms. A low-maintenance living- allowing you more free time to enjoy what you love. Perfect for Seniors, Professionals, Young couples, Students, First time home owner or to investors.. This complex is just a walking distance to South Campos Hospital, YMCA, school, shops, restaurant and other amenities.. It is also an easy access to Stoney Trail and Deerfoot Trail.... Please note that the seller is willing to negotiate on any of the contents in the unit.