



**GRASSROOTS**  
REALTY GROUP

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**2120, 19489 Main Street SE  
Calgary, Alberta**

**MLS # A2285760**



**\$299,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	639 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Insulated, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 288
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Welcome to Seton Park Place! This MODERN 2 BED, 1 BATH MAIN-FLOOR UNIT is the perfect blend of COMFORT and CONVENIENCE, located just steps from Calgary's SOUTH HEALTH CAMPUS. Enjoy 639sqft of thoughtfully designed living space with a spacious OPEN-CONCEPT LAYOUT that seamlessly connects the kitchen, living, and dining areas. The contemporary kitchen features STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS, and FULL HEIGHT CABINETS. The large PRIMARY BEDROOM includes a WALK-IN CLOSET, while the second bedroom is perfect for guests, a home office, or flex space. Step outside onto your EAST-FACING PATIO that opens directly to a BEAUTIFULLY LANDSCAPED COURTYARD, ideal for morning coffee or summer BBQs (GAS LINE INCLUDED). The unit comes complete with TITLED UNDERGROUND PARKING and IN-SUITE LAUNDRY for added convenience. Located in the heart of vibrant SETON, you're minutes from SHC, the YMCA, Superstore, Cineplex, restaurants, cafes, and everything this award-winning community has to offer. Whether you're a FIRST-TIME BUYER, HEALTHCARE WORKER, DOWNSIZER, or INVESTOR, this turnkey unit offers unbeatable VALUE in one of Calgary's fastest-growing neighbourhoods. Book your showing today!