



**2420, 19489 Main Street SE  
Calgary, Alberta**

**MLS # A2289819**



**\$319,900**

<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>	Covered, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 293
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** fob x 3

Welcome to Seton Park Place III, where style, convenience and value come together in this beautifully upgraded TOP-FLOOR 2-bedroom condo in Building 2000. Overlooking the peaceful courtyard, this bright and thoughtfully designed 639 sq ft unit offers an open-concept layout enhanced by 9-foot ceilings, large windows and modern finishes throughout, creating a space that feels both comfortable and contemporary. Durable vinyl plank flooring runs throughout the unit complementing the sleek kitchen featuring a massive quartz island that anchors the living space- perfect for entertaining or everyday living. The kitchen flows seamlessly into the living area and out to the private balcony, where upgraded roller blinds on the patio door provide both style and privacy. The primary bedroom is highlighted by a custom feature wall, while the second bedroom offers flexibility for guests, a home office or roommate living. The well-appointed bathroom showcases a full-height tile tub/shower surround, adding a touch of elevated design. Additional upgrades include enhanced lighting and rough-in for future air conditioning, giving you the option to add extra comfort in the years ahead. This home also features in-suite laundry, TWO titled underground parking stalls and an assigned storage locker, offering exceptional convenience rarely found in a condo of this size. Seton Park Place III is a professionally managed, secure building with cameras, low condo fees and a pet-friendly policy (with board approval). Located in the heart of one of Calgary's most vibrant and walkable communities, you are just steps from South Health Campus, the world-class YMCA, public library, Cineplex, Superstore, restaurants, shops and countless amenities. With quick access to Deerfoot Trail and Stoney Trail, commuting anywhere in the city is effortless. Whether you're a first-time buyer, investor or

downsizer, this top-floor courtyard-facing condo with two titled parking stalls is a rare opportunity to own in one of Calgary's most sought-after urban communities. \*3 of the photos are virtually staged\*