



**1206, 19489 Main Street SE  
Calgary, Alberta**

**MLS # A2302229**



**\$250,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	573 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 284
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Open House Saturday 12-2 pm. Welcome to this wonderful gem of a property. This thoughtfully designed one bedroom home has the space to entertain while still being the ideal retreat from a busy life. Upgraded with central air conditioning and luxury vinyl plank and tile flooring throughout, all the details of this home have been carefully considered. The kitchen features quartz countertops, full height white cabinetry with extra pots and pans drawers, and a separate pantry which really optimizes storage. The kitchen island has been cleverly fitted with both ample counter space and a built-in dining table for 4 as well as a breakfast bar for 2. The generous living room is perfect for both movie nights and lively conversations. Sliding doors lead out to the balcony which overlooks the courtyard, greenspace, and community gardens. The bedroom has enough space for a king-sized bed and the walk-in closet has been fitted with clever single and double hanging space, drawers, and shelving eliminating the need for a dresser. The full bath also has quartz countertops and is complete with a soaker tub and shower combo. All of your storage needs will be met as this unit has a large laundry room with additional cabinetry and shelving, plus a separate storage locker which has been leased for 70 years. Finally, this unit comes with a titled, heated, underground parking stall which is mere steps away from the elevator. This location is Seton is very walkable with Red's Diner, Leopold's Tavern, Community Natural Foods, the YMCA, and the South Health Campus only a block or 2 away. There are also plenty of restaurants, shops, additional supermarkets, and a movie theatre within easy walking distance.