



**2206, 19489 Main Street SE
Calgary, Alberta**

MLS # A2114901



\$375,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Seton | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 747 sq.ft. | Age: | 2021 (3 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 314 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Composite Siding, Metal Siding , Wood Frame | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: N/A

Modern, Spacious, and Bright, 2-bedroom, 2-bathroom apartment situated in a desirable west-facing location. As you enter you are welcomed into a large kitchen complete with stainless steel appliances, a light, timeless color palette, and a kitchen island/eating area featuring bright quartz counters, a perfect area for entertaining and family dinners. Sleek, durable laminate flooring throughout adds to the overall aesthetic. Retreat to the comfort of 2 well-appointed bedrooms, one being the primary suite, featuring an ensuite and walk-in closet for added convenience. Each bedroom provides ample space and comfort to relax and unwind. Enjoy the luxury of in-suite laundry and a storage closet. Spend summer evenings on your west-facing balcony, complete with a gas BBQ hook-up and room for seating/dining. Experience hassle-free living with a titled, heated underground parking stall. The complex is conveniently located mere steps away from many amenities, including the South Health Campus, shopping outlets, dining options, grocery stores, and recreation facilities. Embrace a lifestyle of convenience and comfort at this exceptional residence in the vibrant Seton community. Book your showing today!