



**GRASSROOTS**  
REALTY GROUP

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**2202, 19489 Main Street SE**  
**Calgary, Alberta**

**MLS # A2137361**



**\$464,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,102 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 469
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Metal Siding , Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** All window coverings expect those belonging to the tenant

Welcome home! Beautiful 2 bedroom 2 bathroom Corner unit in the desirable community of Seton! This bright and spacious corner unit offers a west facing wrap around balcony and is located on the second floor. Once inside you'll appreciate this well thought out floor plan boasting 9' ceilings, upgraded laminate flooring throughout, white cabinetry with quartz counters. Upon entering, you will be greeted by the spacious private entrance which then leads to the heart of the home. There are plenty of windows allowing for natural light throughout. The kitchen features a large island to accommodate those gatherings with friends and family, quartz counters, plenty of cabinets, a pantry and stainless steel appliances. The dining area is surrounded by windows including patio doors which lead to the west facing wrap around balcony featuring vinyl decking and glass railing. The large living room is adjacent to the dining room. There are two generous sized bedrooms conveniently located on opposite ends of the unit. The master can easily accommodate a king sized bed and all the large furniture you have in mind. There's a large ensuite with 2 sinks, plenty of cabinets and counter space and a good sized walk-in closet. The 2nd bedroom is a good size and is located next to the main bath. The ensuite laundry is combined with the coat closet allowing for plenty of storage space completing this home. You also get an assigned storage locker for additional storage and a titled parking stall in the heated parkade. The complex has a beautiful central courtyard to enjoy and you are minutes away from the impressive Seton YMCA, South Calgary Health Campus, schools, the Cineplex and the many restaurants and shops of Seton's "Gateway" district. Perfect starter home or investment, don't miss out.