



**2302, 19489 Main Street SE
Calgary, Alberta**

MLS # A2142921



\$469,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,078 sq.ft.	Age:	2021 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Metal Siding , Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to this stylish and modern 2-bedroom, 2-bathroom condo in a newly developed building. This upgraded & air conditioned unit, features west exposure, offering stunning sunset and mountain views. Located in the quiet, pet-friendly community of Seton, this third-floor unit stands out with 9-foot ceilings, laminate flooring, an open floor plan, and plenty of natural light. The contemporary kitchen boasts top-notch finishes, including quartz countertops, upgraded stainless steel Samsung appliances, a timeless tile backsplash, a pantry, and a spacious 9-foot island perfect for entertaining. The adjacent glass-railed wrap-around balcony enhances the indoor/outdoor living experience and includes a gas line for summer barbecues. The layout separates the two bedrooms, with the main living area, ensuring maximum privacy. Both bedrooms have been upgraded from standard to "Escape To Maui" carpet. The primary bedroom offers a luxurious retreat leading to an elegant ensuite featuring dual sinks, a large walk-in closet, and heated floors. The second bedroom is conveniently located near the second full bathroom, making it ideal for guests or a home office. Additional features include a large in-suite laundry with ample storage, and a titled heated underground parking stall for your comfort and convenience. This exceptional condo is situated in a highly walkable area, with extensive pathways, close to the public library, the world's largest YMCA, South Health Hospital, Cineplex Theatres, Superstore, and a variety of restaurants and shopping options. After a day of adventure, return to your quiet, move-in ready home—perfect as a starter home or an investment opportunity. Don't miss out on this incredible condo!