



**2105, 19489 Main Street SE
Calgary, Alberta**

MLS # A2159674



\$425,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	859 sq.ft.	Age:	2021 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 374
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	Cable Internet Access, Electricity, Fiber Optics, Garba
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: n/a

Welcome! This beautiful 2-bedroom, 2-bathroom main floor unit is nestled in the highly desirable community of Seton. Spacious and filled with natural light, this unit boasts a west-facing wrap-around balcony overlooking a lovely garden. Inside, you'll appreciate the smart design featuring 9' ceilings, laminate flooring, and sleek white cabinetry paired with quartz countertops. Upon entry, a large private foyer warmly welcomes you into the home. The kitchen, designed for entertaining, includes a generous island, quartz countertops, ample cabinetry, a pantry, and stainless steel appliances. The dining area, bathed in light from windows, leads directly to the balcony. A spacious living room sits adjacent to the dining area. The two well-proportioned bedrooms are strategically located on opposite sides of the unit for added privacy. The master suite easily accommodates a king-size bed and large furnishings, complemented by an ensuite with dual sinks, plenty of cabinetry, counter space, and a walk-in closet. The second bedroom is also well-sized and conveniently positioned next to the main bathroom. The in-suite laundry is discreetly placed alongside the coat closet, providing extra storage space. A titled parking stall in the heated parkade add to the convenience. The complex features a charming central courtyard, and just minutes away from the Seton YMCA, South Calgary Health Campus, schools, the Cineplex, and the vibrant restaurants and shops of Seton's "Gateway" district. Whether you're a first-time homeowner or an investor, this opportunity is one you don't want to miss!