



**GRASSROOTS**  
REALTY GROUP

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**1102, 19489 Main Street SE  
Calgary, Alberta**

**MLS # A2173741**



**\$409,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                              |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment                          |               |                  |
| <b>Size:</b>     | 959 sq.ft.                         | <b>Age:</b>   | 2021 (3 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 419 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A  |                   |        |

Wow! Corner end unit! This is a beautiful, well-kept, owner-occupied 2-bedroom/ 2-full bath unit with a titled underground parking. As you enter, you'll have the immediate feeling of comfort, convenience and the feeling of home ownership. The unit is very clean, spacious, bright, high ceiling, huge quartz island, centralized air conditioner and a well-managed & pet-friendly complex (board approval). Walking distance to South Campus Hospital, YMCA Library, Cineplex, Superstore and other amenities. Quick & easy access to Deerfoot & Stoney Trail.