



**1101, 19489 Main Street SE
Calgary, Alberta**

MLS # A2176800



\$429,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	967 sq.ft.	Age:	2021 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Owned, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric, Zoned	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 419
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: N/A

Discover luxury living in this stunning corner ground floor unit at Seton Park Place III, featuring breathtaking park views. This professionally designed former show suite boasts high-end finishes and modern upgrades throughout. Enjoy an open floor plan with 9ft knockdown ceilings and luxury vinyl plank flooring, a gourmet kitchen with ceiling-height melamine cabinetry, soft-close drawers, quartz countertops, and an island with designer pendant lighting. The stylish living area includes a chic Chicago brick feature wall and large low E triple glazed windows that flood the space with natural light. Comfort is ensured with zoned electric baseboard heating and a Fresh Air System (ERV), plus a private 168 sqft concrete patio with a gas line for your BBQ. The primary suite offers a spacious walk-in closet and an ensuite with a double vanity and subway tile, while a second bedroom provides access to a full 4pc bathroom. Additional features include in-suite laundry, ample storage, and a titled underground parking stall *Also please note that furnitute is negotiable and can also be included in this sale if the buyer would like it turn key* Located near the YMCA, hospitals, and over 130,000 sqft of retail and recreational space, this pet-friendly community (up to 40kg with board approval) is perfect for those seeking elegance and convenience. Visit today and don't miss all this condo has to offer!