



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

MLS # A2196326



\$445,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,075 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	na		

OPEN HOUSE SAT AND SUN 2:30-4PMThis Beautifully designed 1,075 sq. ft. corner unit in the vibrant community of Seton is the perfect blend of style, space, and convenience. Featuring two spacious bedrooms, an incredible floorplan, and a wrap-around balcony, this home offers everything you need for modern condo living. Whether you're a first-time buyer, downsizer, or investor, this unit is an absolute must-see. Step inside and experience a thoughtfully designed layout that provides privacy and functionality. Unlike most condos, the entrance is separated from the kitchen, creating a welcoming and spacious feel as soon as you walk in. The bright and airy west-facing windows fill the home with natural light, while the air conditioning ensures year-round comfort. The kitchen is a true showpiece, featuring sleek quartz countertops, stainless steel appliances, and modern cabinetry that provide both style and function. Whether you're preparing a meal for yourself or entertaining guests, this space is designed for effortless cooking and socializing. The open-concept layout seamlessly connects the kitchen to the dining and living areas, creating a warm and inviting atmosphere. Both bedrooms are generously sized, offering comfort and privacy. The primary suite features a private ensuite bathroom, providing a personal retreat at the end of the day. The second bedroom is perfect for guests, a roommate, or a home office setup. A second full bathroom ensures convenience for everyone in the home. One of the standout features of this unit is the large in-unit storage room with laundry, offering plenty of space to keep your home organized. Say goodbye to cramped closets—this extra storage space makes condo living feel even more spacious and practical. Step outside to the wrap-around balcony, where you can enjoy fresh air, morning coffee, or

stunning west-facing sunset views. Whether you're hosting a small gathering or simply unwinding after a long day, this outdoor space is an extension of your living area. Parking is effortless with the underground heated parkade, keeping your vehicle warm and protected year-round. Additional storage ensures you have plenty of room for all your belongings. Living in Seton means having everything you need just steps from your door. This home is within walking distance to parks, shopping, the YMCA, and the new South Health Campus, making daily errands and recreation effortless. Easy access to Deerfoot Trail and Stoney Trail allows for a quick commute to anywhere in the city, whether you're heading downtown or escaping to the mountains for the weekend. This condo offers a rare combination of space, functionality, and location. Imagine coming home to a beautifully designed corner unit with modern finishes, abundant natural light, in-unit storage, air conditioning, and a balcony perfect for enjoying Calgary's stunning sunsets. With its spacious layout, underground parking, and unbeatable location, this condo is an exceptional find. Book TODAY!