

2213, 19489 Main Street SE  
Calgary, Alberta

MLS # A2217357



## \$445,900

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,139 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 511
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** NA

Located in the extremely desirable community of SETON, this 3 bed 2 bath floor plan features 1139 sq/ft of living space! Located on the second floor, this corner unit has large windows to the SOUTH and a balcony facing EAST! Walking in you'll be impressed with this unique layout that allows for maximum separation across all 3 bedrooms. The luxury vinyl plank floors lead you to the first bedroom as you enter the unit. Down the hallway is a large closet and an additional closet that holds your washer and dryer. Coming into the main living space you'll be wow'd with the open concept floor plan and full sized kitchen with a generous island and upgraded kitchen package. With quartz countertops, stainless steel appliances, farmhouse sink, waterfall countertops, two tone cabinets, range hood and pantry, you'll never want to leave this space. The dining room is right off the kitchen and has direct access to your large SE facing deck with a gas hookup. The living room is also connected to the kitchen and dining which allows for prime entertaining quarters. A second bedroom is just off the living room with a 4 piece bathroom just steps away. The primary retreat is off on its own sharing no walls with either of the secondary bedrooms. With room for a king bed and south facing windows, you'll love the natural light you receive. With a spa like en suite holding a large double vanity, standup shower, barn door and direct access to your large walk in closet. This unit comes with an out of unit storage locker, bike storage, AIR CONDITIONING, and an underground parking stall. This is one of the BEST complexes in SETON. You're literally WALKING DISTANCE to anything and everything. From large green spaces to South Calgary Health, The YMCA, future food halls and high end shopping, this is the perfect spot to call home!