

1203, 19489 Main Street SE  
Calgary, Alberta

MLS # A2305034



## \$324,900

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                              |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 722 sq.ft.                         | <b>Age:</b>   | 2021 (5 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>    | Baseboard   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 352 |
| <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>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows |                   |        |

**Inclusions:** Rods and Curtains

Welcome to this beautifully presented 2 BEDROOM, 2 BATHROOM apartment in the vibrant and highly walkable community of SETON. Offering 722 SQ. FT. of thoughtfully designed living space, this second-floor unit combines modern finishes, everyday comfort, and an outstanding location close to many of southeast Calgary's best amenities. The bright, open-concept layout features CENTRAL AIR CONDITIONING, stylish VINYL PLANK FLOORING, contemporary lighting, and large patio doors that fill the main living area with natural light. The kitchen is beautifully finished with QUARTZ COUNTERTOPS, full-height cabinetry, stainless steel appliances, a microwave hood fan, tile backsplash, and a large central island with seating, creating a functional and inviting space for cooking, dining, and entertaining. The living room flows easily onto the WEST-FACING BALCONY, where you can enjoy fresh air, evening sun, and views into the well-kept interior courtyard area. The primary bedroom offers a comfortable retreat with a large window, closet space, and its own 4-piece ensuite. A second bedroom/flex room provides excellent versatility for guests, a home office, nursery, hobby space, or additional sleeping area, while the second full bathroom adds convenience for day-to-day living. The unit also includes IN-SUITE LAUNDRY, thoughtful storage, and a clean, contemporary feel throughout. A major added bonus is the TITLED UNDERGROUND PARKING STALL #161, located close to the elevator, along with access to secure bike storage. This location is one of the true highlights. Seton is one of Calgary's most exciting urban districts, designed around convenience, recreation, and an easy low-maintenance lifestyle. You are close to the SOUTH HEALTH CAMPUS, grocery stores, restaurants, coffee shops, retail, professional services, parks, pathways, and

everyday amenities. The BROOKFIELD RESIDENTIAL YMCA AT SETON is within walking distance, offering incredible recreation options just beyond the large green space on the east side of the building. Whether you are a first-time buyer, downsizer, investor, or someone wanting to live close to work, transit, recreation, and shopping, this property delivers excellent value in a growing, amenity-rich southeast Calgary community.