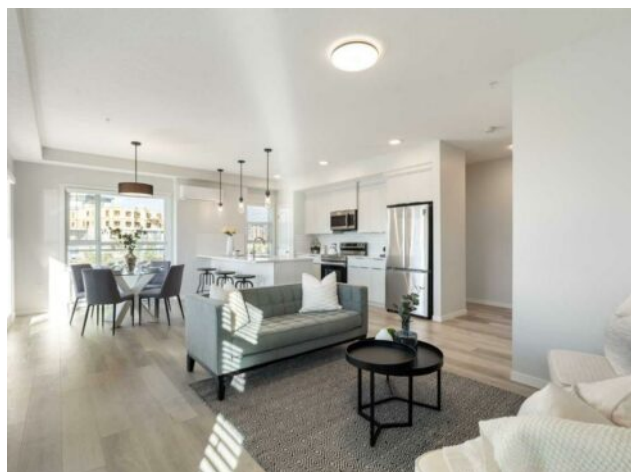


2202, 19489 Main Street SE  
Calgary, Alberta

MLS # A2170135



## \$449,900

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,076 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	See Remarks, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 469
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, See Remarks, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Stone Counters, Vinyl Windows		
<b>Inclusions:</b>	AC Unit		

Welcome to your new home! This stunning 2-bedroom, 2-bathroom corner unit is located in the highly sought-after community of Seton. Bright and spacious, this second-floor unit features a west-facing, wrap-around balcony perfect for enjoying beautiful sunsets. Inside, you'll be impressed by the modern design and thoughtful layout, boasting 9-foot ceilings, upgraded wide plank luxury vinyl flooring, and elegant white cabinetry paired with sleek quartz countertops. As you enter, you're greeted by a private and welcoming foyer that seamlessly leads into the heart of the home. The open-concept kitchen is a chef's dream, equipped with stainless steel appliances, a large island ideal for hosting, ample cabinetry, and a pantry for added storage. The dining area, bathed in natural light thanks to numerous windows and patio doors, flows onto the expansive balcony with vinyl decking and glass railings—perfect for outdoor relaxation. Adjacent to the dining area is a generously sized living room, offering plenty of space for entertaining or unwinding. The two large bedrooms are thoughtfully positioned on opposite sides of the unit for added privacy. The primary suite is a luxurious retreat, comfortably fitting a king-sized bed and featuring a spacious walk-in closet and a beautifully appointed ensuite with dual sinks, quartz counters, and ample storage. The second bedroom, also spacious, is conveniently located next to the stylish main bathroom. Additional highlights include in-suite laundry with extra storage space, a dedicated storage locker, in unit AC, and a titled parking stall in the heated underground parkade. The complex offers a serene central courtyard, perfect for relaxing outdoors. Plus, you're just minutes from the world-class Seton YMCA, South Calgary Health Campus, top-rated schools, Cineplex, and an array of restaurants and

shops in Seton's vibrant Gateway district. Whether you're looking for a perfect starter home or a great investment opportunity, this gem in Seton is not to be missed!