

**1404, 19489 Main Street SE**  
**Calgary, Alberta**

**MLS # A2298173**



**\$300,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	639 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 309
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** None

Beautifully designed top-floor, 2-bedroom condo overlooks a peaceful inner courtyard and offers 639 sq ft of bright living space. The open-concept layout is enhanced by 9-foot ceilings and large windows. Durable vinyl plank flooring runs throughout, with the kitchen anchored by a quartz island—perfect for cooking, entertaining, or everyday living. The kitchen flows seamlessly into the living area and out to a private balcony. The primary bedroom features a large window and plenty of natural light, while the second bedroom offers flexibility for guests, a home office, or roommate living. A well-appointed bathroom and a rough-in for future air conditioning gives you the option to add extra comfort down the road. Additional highlights include in-suite laundry and a titled underground parking stall. Seton Park Place III is a professionally managed, secure, pet-friendly building (with board approval) with low condo fees. Located in the heart of one of Calgary’s most vibrant and walkable communities, you’re just steps from the South Health Campus, world-class YMCA, public library, Cineplex, Superstore, restaurants, shops, and countless amenities. With quick access to Deerfoot Trail and Stoney Trail, commuting anywhere in the city is effortless. Whether you’re a first-time buyer or investor, this top-floor, courtyard-facing condo with titled parking is a standout opportunity in one of Calgary’s most sought-after urban communities.