

2206, 19489 Main Street SE
Calgary, Alberta

MLS # A2315293



\$310,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Seton | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 747 sq.ft. | Age: | 2021 (5 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 364 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Composite Siding, Metal Siding , Wood Frame | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: n/a

Welcome to this bright and beautifully maintained 2 bedroom, 2 bathroom condo in the heart of Seton, one of Calgary's most vibrant and amenity-rich communities. Offering a modern open-concept layout, this west-facing unit is filled with natural light and thoughtfully designed for both everyday living and entertaining. The spacious kitchen features stainless steel appliances, quartz countertops, a large island with eating bar, and timeless finishes that complement the sleek laminate flooring throughout the main living areas. The open living and dining space flows seamlessly to the generous west-facing balcony, complete with a gas BBQ hookup and plenty of room for outdoor seating, making it the perfect place to enjoy sunny afternoons and evening sunsets. The well-designed floorplan offers excellent privacy with two spacious bedrooms, including a primary retreat featuring a walk-in closet and private ensuite bathroom. A second full bathroom, in-suite laundry, and additional storage space add to the home's functionality and convenience. Additional highlights include titled heated underground parking and a secure, well-managed building. Ideally located just steps from the South Health Campus, YMCA, shopping, restaurants, grocery stores, coffee shops, and countless other amenities, this home offers an exceptional opportunity to enjoy the convenience and lifestyle that make Seton one of Calgary's most sought-after communities.