

\$388,888 - 2209, 19489 Main Street Se, Calgary

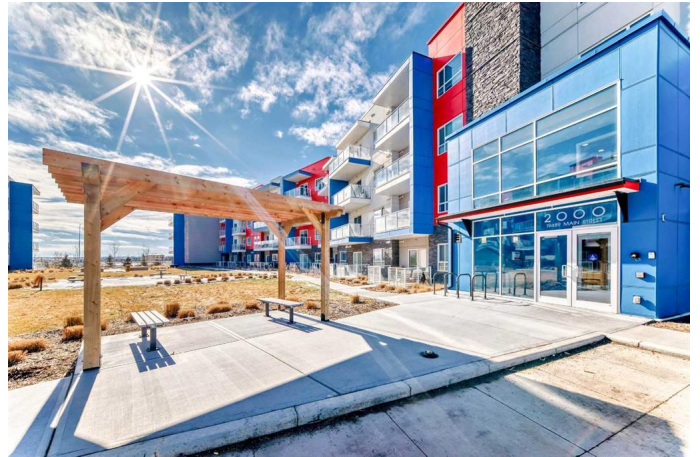
MLS® #A2196738

\$388,888

2 Bedroom, 2.00 Bathroom, 885 sqft
Residential on 0.00 Acres

Seton, Calgary, Alberta

A convenient, low-maintenance lifestyle awaits in this beautiful and modern 2 BEDROOM, 2 BATHROOM condo in the vibrant community of Seton! This outstanding unit has sunny WEST EXPOSURE providing tons of NATURAL LIGHT and NIGHTLY SUNSET VIEWS. The stylish interior has been upgraded with 9â€™™ CEILING, WIDE PLANK FLOORING, designer finishes and a SPACIOUS OPEN FLOOR PLAN. Show off your culinary prowess in the sleek kitchen featuring QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, crisp WHITE CABINETS, a timeless SUBWAY TILE backsplash and a large BREAKFAST BAR ISLAND to gather around. The living room invites relaxation with UNOBSTRUCTED SIGHTLINES promoting engaging conversations with family and guests. Patio sliders lead to the LARGE BALCONY with a GAS LINE for summer barbeques and a GLASS RAILING that ensures none of the gorgeous sunset views are missed. The 2 bedrooms are ideally separated by the main living spaces for ultimate privacy! Oversized west-facing windows adorn the primary retreat that also includes a LUXURIOUS ENSUITE boasting DUAL SINKS, AN OVERSIZED SHOWER and a huge WALK-IN CLOSET. A second bedroom, another full bathroom and in-suite laundry add to your comfort. The unit is non-smoking with no pets and is even roughed in for central air conditioning. This QUIET, PET-FRIENDLY (upon board



approval) complex with UNDERGROUND PARKING plus additional unassigned motorcycle parking is very well run in an unsurpassable location within the young community of Seton. Mere minutes to the public library, the world's largest YMCA, South Health Campus Hospital, Joanne Cardinal-Schubert High School, the Cineplex theatres, Superstore and numerous restaurant and additional shopping options. A great tenant is already in place and would love to stay making this an exceptional investment opportunity!

Built in 2021

Essential Information

MLS® #	A2196738
Price	\$388,888
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	885
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	2209, 19489 Main Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3J3

Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Electric
Cooling	Rough-In
# of Stories	4
Basement	None

Exterior

Exterior Features	BBQ gas line, Courtyard
Lot Description	Views
Roof	Membrane
Construction	Brick, Composite Siding, Stucco, Wood Frame, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2025
Days on Market	15
Zoning	DC

Listing Details

Listing Office	eXp Realty
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