



**1108, 19489 Main Street SE
Calgary, Alberta**

MLS # A2306127



\$450,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,205 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 575
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Murphy Bed, Storage in front closet

Discover this elegant main-floor, 3-bedroom, 2-bath residence offering an open, light-filled layout and wide-plank laminate flooring throughout. The stylish kitchen showcases full-height white cabinetry, stainless-steel appliances, subway-tile backsplash, and a large quartz island—perfect for casual meals and entertaining. Flowing from the living area, the private patio expands your living space and includes a gas line for effortless summer grilling. The primary suite is a serene retreat with a walk-in closet and a private 4-piece ensuite. Additional highlights include a second full bathroom with dual vanity, upgraded custom walk in closet. in-suite laundry, air conditioning, and dedicated storage. Situated in a peaceful, pet-friendly complex within the vibrant Seton community, this home enjoys excellent walkability and access to an extensive pathway system, shops, restaurants, Union Park, and Brookfield Residential Community Centre—home to the YMCA, ice rinks, library, and more. Exceptionally maintained and ideally located, this is a truly outstanding home.