



1418, 19489 Main Street SE  
Calgary, Alberta

MLS # A2321808



**\$355,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	863 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 414
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Smart Home, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Looking for a modern, upgraded top-floor condo with great views, parking, and unbeatable convenience? Welcome to this beautifully designed two-bedroom, two-bathroom condo offering 863 sq. ft. of bright living space, overlooking peaceful green space with no neighbours directly in front. As soon as you walk in, you will notice the open-concept layout, 9-foot ceilings, oversized windows, and plenty of natural light throughout. The kitchen is one of the biggest highlights, featuring a massive full-length quartz island, upgraded cabinetry, stainless steel appliances, and plenty of storage space. It is perfect for cooking, entertaining, or simply enjoying everyday living. The living area is bright and comfortable, with direct access to the oversized balcony where you can enjoy your morning coffee while looking over the green space. The primary bedroom is a great size and can easily fit a KING SIZE bed. It also features a LARGE WALK-IN CLOSET and a beautiful four-piece ensuite with dual quartz vanities, modern finishes, and an upgraded tiled shower. The second bedroom is very functional and can be used as a guest room, kids' room, roommate space, or home office, with another full bathroom located just off the kitchen. Another great feature is the large in-suite laundry and storage room, giving you extra space and even the option for a small den or office area. This home also comes with one titled underground parking stall, wall-unit air conditioning, low condo fees, and a quiet, pet-friendly complex with board approval. The complex offers a beautiful central courtyard with pergolas, seating areas, manicured lawns, and community garden boxes. The location is hard to beat. You are just steps from South Health Campus and close to restaurants, shopping, entertainment, parks, and the world's largest YMCA.