



GRASSROOTS
REALTY GROUP

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2203, 19489 Main Street SE
Calgary, Alberta

MLS # A2322385



\$304,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	723 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 351
Basement:	-	LLD:	16-22-29-W4
Exterior:	Concrete, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	None		

Welcome to this well-located condo in the vibrant and highly sought-after community of Seton. Featuring 2 bedrooms, 2 full bathrooms, and desirable 9-foot ceilings, this home offers a functional open-concept layout designed for comfortable everyday living and low-maintenance ownership. The kitchen is equipped with stainless steel appliances and flows seamlessly into the main living area, creating an inviting space for relaxing or entertaining. Air conditioning adds year-round comfort and is especially appreciated during Calgary's warm summer months. One of this home's standout features is its exceptional location. Enjoy being within walking distance to the YMCA, Superstore, Save-On-Foods, South Health Campus, Cineplex, restaurants, coffee shops, and a variety of everyday amenities. Commuters will appreciate quick access to Deerfoot Trail, making travel across the city simple and convenient. Whether you are a first-time buyer, investor, or looking to downsize, this condo presents an excellent opportunity to enjoy urban convenience in one of Calgary's most connected communities. Please note: Select listing photos have been virtually staged to help illustrate the property's potential and possible furniture layout.