



GRASSROOTS
REALTY GROUP

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2206, 19489 Main Street SE
Calgary, Alberta

MLS # A2334084



\$299,999

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	748 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 364
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Metal Siding , Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to Seton Park III by Cedarglen Living! This beautifully maintained 2-bedroom, 2-bathroom condo offers exceptional value in one of Calgary's most sought-after communities. The unique curved location within the building creates an expanded living and dining area rarely found in comparable units, while the stylish kitchen features quartz countertops, stainless steel appliances, a large island, and durable vinyl flooring throughout the main living spaces. NO CARPET! The spacious primary bedroom includes a large walk-in closet and private ensuite. Enjoy your private west-facing balcony with a gas BBQ hookup, surrounded by mature aspen trees and no direct neighbours. Complete with in-suite laundry, extra storage, titled heated underground parking, and a secure, professionally managed building with a landscaped courtyard. Ideally located within walking distance to South Health Campus, shopping, restaurants, transit, and everyday amenities.