

\$359,000 - 2417, 19489 Main Street Se, Calgary

MLS® #A2089493

\$359,000

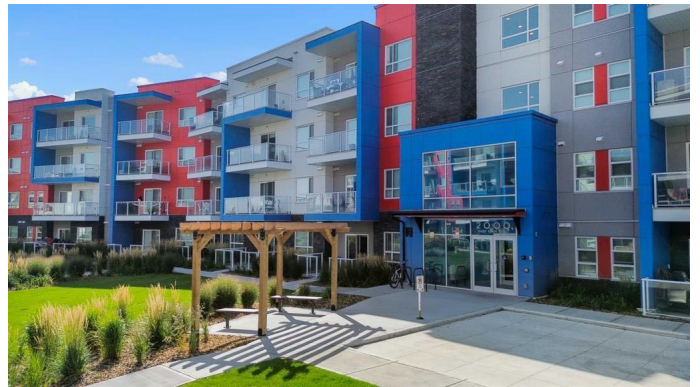
2 Bedroom, 1.00 Bathroom, 764 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Step into unparalleled luxury with this exceptional TOP floor residence in the sought-after Seton Park III Building. Revel in the sophistication of this 2-bedroom, 1 bathroom sanctuary, complete with an underground titled parking spot, ideally positioned in one of Calgary's most vibrant neighbourhoods. Open the door to a meticulously designed, bright and open floor plan that captivates from the moment you enter. The kitchen, a culinary marvel, overlooks a spacious living area. Both bedrooms (each have walk in closets) and bathrooms are thoughtfully placed for optimal privacy, creating a well-balanced layout. This unit sets a new standard with its luxury vinyl plank flooring, extending throughout the space. The Extra large island compliments the stainless steel appliances and soft-close cabinetry, blending functionality with style. Quartz countertops adorn the kitchen and bathroom, adding a touch of modern elegance. Your laundry space with a stackable washer and dryer offers versatility as a storage area. The large balcony offers plenty of space for your bbq, seating and enjoyment. The current lease at \$1,750 per month, is in effect until end of March and can be assumed by the buyer or you can delay possession until end of March. Professional management is in place (IF REQUIRED) to facilitate a seamless transition until closing.

Seton itself is a self-contained marvel within



Calgary, offering a plethora of amenities at your doorstep, including dining options, grocery stores, pubs, fitness centers, cafes, a VIP Cineplex Movie Theater, and a premium YMCA. The South Health Campus & Hospital is conveniently nearby. Outside, the community embraces you with green spaces, athletic fields, and children's playgrounds. Book your showing today in this well managed building with low condo fees. .

Built in 2022

Essential Information

MLS® #	A2089493
Price	\$359,000
Sold Price	\$353,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	764
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	2417, 19489 Main Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3J3

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Visitor Parking
Parking Spaces	1

Parking	Heated Garage, Parkade, Secured, Titled, Underground
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Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	None
Construction	Wood Frame

Additional Information

Date Listed	November 3rd, 2023
Date Sold	February 27th, 2024
Days on Market	116
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Nineteen 88 Real Estate
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