

# \$289,894 - 1406, 19489 Main Street Se, Calgary

MLS® #A2199831

**\$289,894**

1 Bedroom, 1.00 Bathroom, 581 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Titled underground parking, super low condo fee (\$266), easy to cash flow! Clean, bright, fresh and it still has that new home smell. Do not wait to see this this modern 1 bedroom, 1 bathroom apartment only steps away from South Health Campus, a block away from the huge Seton shopping center, just around the corner from the Cineplex VIP movie theatre and a stone's throw away from some of South Calgary's best restaurants. The big, bright galley kitchen features a truly massive quartz crowned island perfect for big family dinners or a quiet 1 on 1 meal. Even the biggest TV and comfy couch will fit into the large living area. The big secluded balcony (with gas bbq hook up!) looks down to a private resident green space and garden area! Summer sunsets will be amazing to watch in the large west facing primary bedroom (with oversized walk-in closet)! Don't forget about the huge storage & laundry room with enough space for bikes, boxes and all your seasonal gear. Finally, the super clean, bright parkade lets you tuck your car in at night out of the elements. This is a perfect unit at a low enough price to allow you easily positive cash flow it as a rental. Do not wait to see it!

Built in 2021

## Essential Information

MLS® #                   A2199831

Price                       \$289,894



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 581               |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 1406, 19489 Main Street Se |
| Subdivision | Seton                      |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M 3J3                    |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Community Gardens, Elevator(s), Park, Parking, Picnic Area, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Parkade, Titled, Underground  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer              |
| Heating           | Baseboard  |
| Cooling           | Central Air  |
| # of Stories      | 4  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Courtyard                            |
| Roof              | Asphalt                                       |
| Construction      | Brick, Composite Siding, Concrete, Wood Frame |
| Foundation        | Poured Concrete                               |

## **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 42              |
| Zoning         | DC              |

## **Listing Details**

Listing Office      Real Estate Professionals Inc.

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