

**1112, 19489 Main Street SE**  
**Calgary, Alberta**

**MLS # A2216872**



**\$268,800**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	558 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 245
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

Nestled in the heart of one of Calgary's most vibrant and rapidly growing communities, this stunning one-bedroom, one-bathroom unit in Seton is a perfect example of comfort, quality, and value. Built by Cedarglen Living—one of Calgary's most trusted and respected builders—this home showcases the exceptional craftsmanship and thoughtful design the builder is known for. Step inside and you'll immediately feel the difference. From the sleek, modern finishings to the open, airy layout, every detail has been carefully maintained and beautifully presented. This ground-floor unit features a spacious, private patio that acts as an extension of your living space—perfect for relaxing or hosting friends—with a convenient gas hookup ready for your summer BBQs. A titled underground parking stall offers both security and year-round convenience, while the building itself is quiet, well-kept, and surrounded by beautifully landscaped green spaces, including a peaceful picnic area just steps away. Currently rented to a respectful tenant at an excellent rate of \$1700/month, the unit offers a turn-key investment opportunity. The tenant's lease runs through the end of July, with interest in potentially staying on, making this a seamless transition for investors looking to generate immediate income. Located just moments from the new South Health Campus and Seton's bustling shopping centre, you'll enjoy unmatched access to everything from grocery stores and restaurants to fitness studios and entertainment—all while living in a calm, residential setting. This is a rare chance to own a quality Cedarglen home at an unbeatable price, in one of Calgary's most dynamic and sought-after neighbourhoods. Contact your favorite realtor today!