

# \$268,300 - 1112, 19489 Main Street Se, Calgary

MLS® #A2216872

**\$268,300**

1 Bedroom, 1.00 Bathroom, 558 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

**\*\*Open House, Sun, June 8th 11AM - 2PM\*\***

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, youâ€™ll enjoy unmatched access to everything from grocery stores and restaurants to fitness studios and entertainmentâ€”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 Calgaryâ€™s most dynamic and sought-after neighbourhoods. Contact your favorite realtor today!

Built in 2019

**Essential Information**

MLS® #	A2216872
Price	\$268,300
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	558
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1112, 19489 Main Street Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3J3

**Amenities**

Amenities	Elevator(s), Parking, Picnic Area, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Underground

Interior

Interior Features	Breakfast Bar, Built-in Featu Smoking Home, Open Floorp
Appliances	Dishwasher, Dryer, Electric Washer
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Wood Frame

Additional Information

Date Listed	May 1st, 2025
Days on Market	46
Zoning	DC

Listing Details

Listing Office	TREC The Real Estate Compar
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