

# \$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

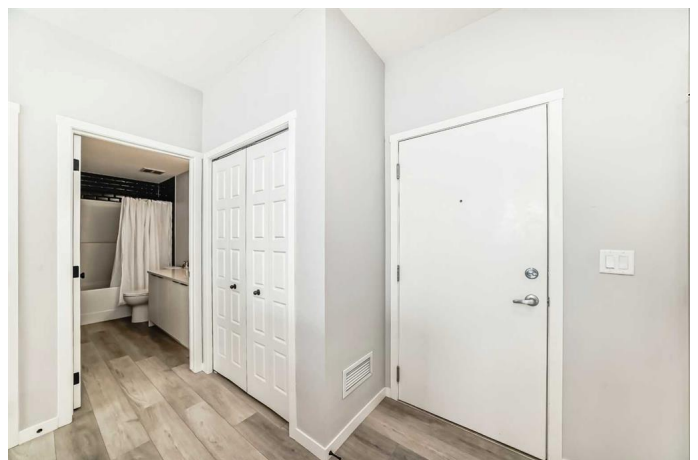
**\*\*Open House, Sun, June 8th 11AM - 2PM\*\***

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<br>Smoking Home, Open Floorp |
| Appliances        | Dishwasher, Dryer, Electric<br>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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