



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**338 SETON Circle #215, Calgary T3M 3H1**

MLS® #: **A2122579**

Area: **Seton**

Listing Date: **04/12/24**

List Price: **\$309,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2021**  
Lot Information  
Lot Sz Ar: **772 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **722**  
Low Sqft:  
Ttl Sqft: **722**

DOM

**37**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Townhouse**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Low Maintenance Landscape, Street Lighting**  
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard, Electric**  
Sewer:  
Ext Feat: **Lighting, Private Entrance**

Construction: **Vinyl Siding, Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**  
Int Feat: **Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Wired for Sound**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>9' 0" x 8' 6"</b>	<b>Laundry</b>	<b>Main</b>	<b>3' 0" x 3' 0"</b>
<b>Living Room</b>	<b>Main</b>	<b>13' 6" x 11' 6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10' 6" x 8' 6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10' 0" x 7' 6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8' 0" x 5' 0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$140**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **2110325**

Remarks

Pub Rmks: **Discover convenience and comfort in this 2-bed 1-bath Seton condo! Enjoy smart home features, a spacious patio, and pet & investor-friendly. This stunning 2-bed, 1-bath home boasts an open-concept layout, connecting dining, living, and kitchen areas seamlessly. With gorgeous cabinetry, an island with an eating bar, and a pantry, the kitchen offers ample storage. LVP flooring, stainless appliances, stacked washer/dryer, newly installed blinds on oversized windows allowing tons of natural light, a Fresh Air System (HRV), and freshly painted walls enhance its modern appeal. Smart features like the Schlage Encode smart lock and Ring doorbell ensure security. Included is one assigned parking stall. Step outside to a spacious patio, perfect for outdoor gatherings. Nearby, an off-leash dog park awaits, while Seton amenities offer parks, shopping, restaurants, and the YMCA. Exciting developments include a new HOA building construction slated for 2024. Low condo fees include insurance for exterior, snow removal and landscaping. Entrance to unit partially below grade.**

Inclusions: **BLINDS, HEAT RECOVERY VENT**  
Property Listed By: **Bode Platform Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







