



THE
A-TEAM

**RE/MAX
FIRST**

220 SETON Grove #3102, Calgary T3M 3T1

MLS® #: **A2123054**

Area: **Seton**

Listing Date: **04/15/24**

List Price: **\$449,700**

Status: **Active**

County: **Calgary**

Change: **-\$8k, 17-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,082**
Low Sqft:
Ttl Sqft: **1,082**

DOM

34

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Owned,Parkade,Titled,Underground

Utilities and Features

Roof: **Flat**
Heating: **Baseboard,Electric**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Elevator,Kitchen Island,Open Floorplan,Pantry,Stone Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`7" x 12`2"	Dining Room	Main	9`3" x 7`11"
Kitchen	Main	18`2" x 9`10"	Bedroom - Primary	Main	12`0" x 10`1"
Bedroom	Main	12`0" x 8`11"	Laundry	Main	8`5" x 5`7"
4pc Ensuite bath	Main	8`5" x 8`1"	4pc Bathroom	Main	8`4" x 4`11"
Foyer	Main	11`1" x 4`7"	Walk-In Closet	Main	8`4" x 6`10"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$412

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc:

2310449

Remarks

Pub Rmks:

Open House Sat. May 25th & Sun. May 26 1-3PM. Location! Location! Don't miss out on this impressive main floor corner unit. One of the best locations in the complex! Many upgraded features and designer choice finishing. You will love the spacious open concept floor plan! The Kitchen is amazing with attractive cabinetry, a pantry, huge central island with breakfast bar, and lots of counter & storage space (quality stainless steel appliances are included). The adjoining Living area is bright and sunny with large windows (low E triple glazed) and will accommodate oversize furniture. The Dining area features sliding doors to the wrap around patio (gas line to BBQ). The Owners had a gate installed for easy access to the walking paths directly from the unit. There are two large Bedrooms and two Bathrooms. The Primary Bedroom has a luxurious Ensuite with a double sink vanity and extra-large shower. The huge walk-in wardrobe closet is awesome with closet organizers! The second Bedroom has large windows for natural light. It is currently used as a Den/Home Office. Convenient laundry/storage room with extra shelving. You will appreciate the air conditioning, custom drapes, easy care luxury vinyl plank and vinyl tile flooring throughout. There is a separate storage locker included (located on main floor close to unit). Take the stairs or elevator to the parkade and never worry about the changing seasons. It is secure, heated and there is a locked bicycle storage room. You will love the location! This complex is directly across from the future Seton Home Owner's Lifestyle Centre. You will be able to leave your car at home and walk across the street to enjoy the community amenities which will include tennis courts, playground, skating rink, splash park and so much more! Close to shopping, trendy restaurants, Theatre and South Health Campus. Easy access to main roads. Professionally managed, pet friendly complex. A pleasure to show! Quick Possession is available!

Inclusions:

N/A

Property Listed By:

RE/MAX Complete Realty

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







