

## 3826 202 Avenue, Calgary T3M 3G1

**Utilities:** 

MLS®#: A2134735 Area: Seton Listing 05/24/24 List Price: **\$550,000** 

Status: Active County: Calgary Change: -\$10k, 07-Jun Association: Fort McMurray

Date:

**General Information** 

Residential Prop Type: Sub Type: Row/Townhouse City/Town: Calgary Finished Floor Area

Year Built: 2021 Lot Information

Lot Sz Ar: 2,701 sqft Lot Shape:

Ttl Sqft:

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

32

Ttl Park:

2 (2) 2.0 (2 0)

2

4 Level Split

Garage Sz:

Access:

Lot Feat: Back Lane, Front Yard, Landscaped, Street Lighting, Rectangular Lot Park Feat:

Abv Saft:

Low Sqft:

1,399

1,399

**Parking Pad** 

## Utilities and Features

Flooring:

Roof: **Asphalt Shingle** Construction:

Heating: High Efficiency, Forced Air, Natural Gas Vinyl Siding, Wood Frame, Wood Siding

Sewer:

Ext Feat: Other, Private Yard Carpet, Vinyl Plank Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings Int Feat: Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Tankless

Hot Water, Walk-In Closet(s)

Room Information

Room Level Dimensions Level Dimensions Room **Living Room** Foyer Main 7`4" x 4`11" Main 15`1" x 13`2" Kitchen Main 14`7" x 8`11" **Pantry** Main 8`8" x 5`2" **Dining Room** Main 10'0" x 9'11" **Bedroom** Upper 11`2" x 9`11" 4pc Bathroom 8`6" x 4`11" **Bedroom - Primary** Third 13`11" x 10`1" Upper Walk-In Closet Third 5`6" x 5`2" 5pc Ensuite bath Third 12`9" x 8`2" Laundry Third 6`11" x 5`2"

## Legal/Tax/Financial

Title: Zoning: Fee Simple R-Gm

Legal Desc: **1912455** 

Remarks

Pub Rmks:

Welcome to this beautiful smart tech NO CONDO FEES home that shows 10/10, has a long list of upgrades, is move-in ready and rocks an amazing location in the heart of Seton across from Seton Skate Park, near restaurants, shopping and just one block from the future Seton HOA site. The bright OPEN CONCEPT main level shows amazing with pristine luxury vinyl plank flooring, extraordinary 18'4" open ceilings upon entry, black pearl granite countertops/island, a LARGE walk-in pantry, coffee bar, stainless steel appliances including a french door refrigerator with an icemaker, Venmar hood fan and upgraded glass top stove, stylish white shaker cabinetry and modern subway tile backsplash. Adjacent you'll find the fully fenced backyard with a 10'5" × 10'0" deck and 2 parking stalls. The mid level offers a large bedroom with bright windows for tons of natural light that is currently being used as an office and adjacent is a full 4 piece bathroom with a granite vanity. The upper level with 9 foot ceilings offers a well laid out primary bedroom retreat that hosts a walk-in closet, a 5 piece ensuite bathroom with a DUAL SINK granite vanity, shower and deep soaker tub. Adjacent to the primary bedroom you'll be pleased with the size of location of the large upper level laundry room with tons of shelving for linens etc. The MECHANICAL & TECHNOLOGY IN THIS HOME IS INCREDIBLE with Solar Panels, Triple Pane Windows, Goodman 96% efficient 2 stage furnace with Merv - media filters, Fantech Heat Recovery Ventilation system, Tankless Navien hot water on demand system, MOEN Faucets, Kohler sinks, LED Designer Lighting with pot lights, Smart home - ALEXA with 5 KASA smart light switches, Schlage WIFI Encode Electronic deadbolt, RING doorbell, a Touch Screen ECOBEE 5 smart thermostat and a recently added water softener system. Seton is a master planned community designed to be a new urban hub in Calgary with the South Health Campus, Skatepark, Shopping, Restaurants, Cineplex & more! Also, the future HOA will feature a splash park, hockey

Inclusions: Ring Door Bell

Property Listed By: Grassroots Realty Group

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









