



THE
A-TEAM

**RE/MAX
FIRST**

220 SETON Grove #2208, Calgary T3M 3T1

MLS® #: **A2142398**

Area: **Seton**

Listing Date: **06/19/24**

List Price: **\$415,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **859**
Low Sqft:
Ttl Sqft: **859**

DOM

11
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Owned,Underground**

Utilities and Features

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

Construction: **Composite Siding,Concrete,Wood Siding**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`11" x 11`0"	Eat in Kitchen	Main	15`0" x 12`3"
Bedroom - Primary	Main	13`9" x 9`2"	Walk-In Closet	Main	8`4" x 6`3"
4pc Ensuite bath	Main	8`10" x 8`2"	Bedroom	Main	9`10" x 9`0"
Walk-In Closet	Main	5`0" x 4`7"	Laundry	Main	8`5" x 6`10"
4pc Bathroom	Main	8`6" x 4`11"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$393

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 2310449

Remarks

Pub Rmks: **Welcome to SETON SUMMIT, a premier development in Calgary crafted by the award-winning CEDAR GLEN LIVING! This inviting 2-bedroom, 2-bathroom home features an open layout with 9' knock-down ceilings, luxury vinyl plank flooring throughout, and cozy carpeting in the bedrooms. The stunning kitchen boasts full-height cabinets, quartz countertops, and stainless steel appliances. The expansive island flows seamlessly into the roomy living area. The primary bedroom offers a large window, a generous walk-in closet, and ample storage space. The ensuite is equipped with dual vanities, a stand-up shower, and a soaking tub. The second bedroom, perfect for children, guests, or a home office, also features a walk-in closet. Conveniently located nearby are the laundry/storage room and a 4-piece bathroom with quartz countertops and a stand-up shower. Additional highlights include air conditioning, Hardie board siding, electric baseboard heating, and a BBQ gas line on the balcony. This pet-friendly complex offers numerous amenities right outside your door. Enjoy the convenience of the world's largest YMCA, the SETON HOA, the biggest VIP Cineplex, a public library, and the upcoming LRT line, all just steps away. Additionally, South Health Campus, shopping, dining, and cafes are within walking distance. The home comes with heated titled underground parking, ready for you to move in!**

Inclusions: n/a
Property Listed By: Century 21 Bamber Realty LTD.

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









