



THE
A-TEAM

**RE/MAX
FIRST**

220 SETON Grove #1207, Calgary T3M 3T1

MLS® #: **A2146748** Area: **Seton** Listing Date: **07/04/24** List Price: **\$455,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
 Abv Sqft: **1,054**
 Low Sqft:
 Ttl Sqft: **1,054**

Titled, Underground

DOM

74

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 8`6"	4pc Ensuite bath	Main	8`4" x 8`2"
Bedroom	Main	9`0" x 12`0"	Dining Room	Main	13`2" x 8`6"
Foyer	Main	10`3" x 4`7"	Kitchen	Main	8`11" x 13`0"
Laundry	Main	5`7" x 8`6"	Living Room	Main	19`11" x 13`8"
Bedroom - Primary	Main	10`1" x 11`11"	Walk-In Closet	Main	8`4" x 5`11"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$397

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 2310449

Remarks

Pub Rmks: **CORNER UNIT | BUILT 2023 | TITLED UNDERGROUND PARKING | 1,055 SQ FT (2b/2b) | AIR CONDITIONING | Experience the epitome of convenience and community living in the vibrant Seton neighborhoods with this stunning fully upgraded 2 beds, 2 bath apartment located close to South Health Campus, the YMCA, restaurants, Cineplex, and grocery stores and much more. This modern residence boasts an open-concept layout with a huge kitchen island, a gourmet kitchen with upgraded appliances including built-in Oven and microwave, luxurious master suite with a gorgeous 4pc Ensuite, spacious walk-in closet and office nook, second bedroom with an additional bathroom, and modern upgraded lighting fixtures. With the added convenience of private underground parking, 22 visitor parking stalls, and access to community amenities such as playgrounds and recreational facilities, this pet-friendly apartment offers move-in ready luxury living at its finest. Book your showing today before... its gone!**

Inclusions: **Dishwasher, Electric Stove, Garage Door Opener, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Property Listed By: **RE/MAX Complete Realty**

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











