



THE
A-TEAM

**RE/MAX
FIRST**

220 SETON Grove #2310, Calgary T3M 3T1

MLS® #: **A2149442** Area: **Seton** Listing Date: **08/02/24** List Price: **\$479,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 22-Aug** 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: **1,189**
 Low Sqft:
 Ttl Sqft: **1,189**

Parkade, Underground

DOM

47
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt**
 Heating: **Baseboard, Electric**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Cement Fiber Board, Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer**
 Int Feat: **Granite Counters, High Ceilings, Open Floorplan, Vinyl Windows**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-------------|------------------------|-------------------------|-------------|-----------------------|
| 4pc Bathroom | Main | 4' 11" x 9' 5" | 4pc Ensuite bath | Main | 8' 2" x 8' 7" |
| Bedroom | Main | 10' 3" x 9' 5" | Bedroom | Main | 11' 7" x 9' 7" |
| Dining Room | Main | 14' 3" x 8' 4" | Kitchen | Main | 8' 2" x 22' 2" |
| Living Room | Main | 16' 3" x 11' 9" | Laundry | Main | 5' 0" x 10' 7" |
| Bedroom - Primary | Main | 13' 9" x 10' 8" | Walk-In Closet | Main | 5' 0" x 8' 7" |

Legal/Tax/Financial

Condo Fee: **\$459** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq: **Monthly**

Legal Desc:

2310449

Remarks

Pub Rmks:

Welcome to luxury living in Seton Summit! This unit really has it all! Upon entering you will immediately see all the gorgeous upgrades this property has to offer as no expense was spared! This unit boasts \$30,000 in builder upgrades. The 9' ceilings and floor to ceiling windows allow tons of natural light to flood the main living areas. This unit was upgraded to offer vinyl plank throughout (no carpet!), designer lighting and a third bedroom, which is very rare. The gourmet kitchen offers stainless steel appliances, a built-in wall oven, flat top stove, granite counter tops, stylish backsplash, a large walk-in pantry, and a massive island perfect for meal prepping and has seating for at least 4 stools. The primary bedroom has a walk-in closet and a private ensuite. The 2 secondary bedrooms have access to a second full bathroom. For ultimate convenience, there are a full-size washer and dryer in a spacious laundry room. For those who own 2 vehicles, this property is a must see! It is equipped with 2 titled stalls. There is also a secure bike storage room in the parkade. This unit truly defines luxury and convenience, right down to the location. Seton Summit is minutes from The South Campus Hospital, Brookfield YMCA, Superstore and loads of other shopping options, restaurants and pubs. Need to commute? This complex is easy access to Deerfoot Trail and Stoney Trail.

Inclusions:

N/A

Property Listed By:

Power Properties

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





