

**220 SETON Grove #1210, Calgary T3M 3T1**

MLS®#: **A2149586** Area: **Seton** Listing Date: **07/15/24** List Price: **\$395,000**  
 Status: **Active** County: **Calgary** Change: **-\$5k, 15-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:

**Underground**

Finished Floor Area

Abv Sqft: **841**  
 Low Sqft:  
 Ttl Sqft: **841**

DOM

**63**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard,Electric**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer**  
 Int Feat: **Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:  
**\$320**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **2310449**

Remarks

Pub Rmks: **Welcome to unit 1210, 220 Seton Grove Southeast, where urban convenience meets modern comfort! This stunning 2-bedroom, 2-bathroom condo is ready to impress with its stylish upgrades and sleek finishes. As you step inside, you will immediately notice the modern charm this unit exudes. The natural light streaming in further enhances the inviting and warm atmosphere of this home. The open concept layout offers ample room to relax and unwind while creating a seamless flow between rooms. The thoughtfully designed layout maximizes every square foot of this 841 sq. ft. unit (904 sq. ft. builder's measurements) and features premium LVP flooring, creating an elegant and low-maintenance atmosphere throughout the entire space. In addition, the upgraded roller blind has been thoughtfully added to all windows, allowing for privacy and light control at your convenience. The stainless steel appliances in the kitchen are complemented by striking black accents, adding a modern and sophisticated touch. The quartz countertops beautifully offset the sleek black kitchen sink, which is sure to make a statement. The spacious primary bedroom features large windows accompanied by a 4 piece ensuite bathroom and walk-in closet. The ensuite bathroom provides ample drawer space for all your belongings (and all that bulk toilet paper from Costco). The bright second bedroom also offers a spacious walk in closet. Located in the vibrant community of Seton, this condo offers more than just a beautiful interior. You'll have access to a range of amenities, including parks, shopping centers, and excellent dining options. With easy access to major transit routes and close proximity to downtown, commuting will be a breeze. The patio faces the future homeowners association so no need to worry about obstructed views. Don't miss out on this fantastic opportunity to own a contemporary condo in an unbeatable location. Whether you're a first-time buyer or looking to downsize, this property has something for everyone. Contact us today to book your private showing and experience the luxury and convenience that unit 1210 has to offer!**

Inclusions: **None**  
Property Listed By: **2% Realty**

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







