



THE
A-TEAM

**RE/MAX
FIRST**

20581 SETON Way, Calgary t3m2l3

MLS®#: **A2155721**

Area: **Seton**

Listing Date: **08/07/24**

List Price: **\$460,800**

Status: **Active**

County: **Calgary**

Change: **-\$8k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar: **2022**
Lot Shape: **2022**
Finished Floor Area: **1,516**
Abv Sqft: **1,516**
Low Sqft: **1,516**
Ttl Sqft: **1,516**

Access:

Lot Feat: **Few Trees,Lawn,Landscaped**
Park Feat: **220 Volt Wiring,Assigned,Plug-In,Stall**

DOM

42
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Heat Pump,See Remarks,Solar**
Sewer:
Ext Feat: **Balcony**

Construction: **Cement Fiber Board,Vinyl Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`6" x 10`6"	Kitchen	Main	10`11" x 13`4"
Living Room	Main	14`3" x 15`4"	2pc Bathroom	Main	
Bedroom - Primary	Second	14`3" x 16`2"	Bedroom	Second	14`3" x 9`11"
4pc Bathroom	Second		3pc Ensuite bath	Second	
Family Room	Third	14`3" x 17`0"			

Legal/Tax/Financial

Condo Fee:
\$290

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2210175**

Remarks

Pub Rmks: **Your home awaits...2-bedroom, 2.5-bath exceptionally UPGRADED 3 Storey townhouse condo right in the heart of Seton. Part of the Zen Urban family, this Avalon Master Built project features a row of townhouses built to 'Net Zero' standards and feature solar panels which helps save significantly on energy bills. Additionally, the Hybrid Split System Heat pump designed with energy efficiency in mind will keep you cool in the summer and cozy warm in the winter. With just over 1516 sq.ft (RMS) of living space, this 2-bedroom unit is located in a desirable part of the complex facing east with panoramic views from the rooftop deck. There is NO carpet here, this home has easy to clean laminate all throughout the property! Bright & functional kitchen features generous quartz counter space, stainless steel appliances, plenty of maple cabinetry and a spacious center island. Main level features an open concept design shared by the kitchen, dining room and living room, the space is perfect for entertaining! Upstairs, enjoy a spacious primary bedroom with 2 closets and a private 3-piece ensuite bath. Right outside the bedroom is the upper-level laundry. Down the hall to the second good sized bedroom and full 4-piece bathroom. Up a few more stairs to the flex room and roof top deck. The flex room space is large enough for a home office, family room, games room or GUEST BEDROOM. You will love the private rooftop deck. Private yard with access to the assigned parking stall. Ideal location close to South Health Campus, shopping, movie theatre, restaurants, parks, pathways and the world's largest YMCA and FUTURE C-TRAIN STATION, Location, quality & value. This home comes with an electric charging hook up for your car (extra feature)**

Inclusions: **none**
Property Listed By: **RE/MAX First**

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











