



THE
A-TEAM

**RE/MAX
FIRST**

111 SETON Row, Calgary T3M 3L6

MLS®#: **A2164862** Area: **Seton** Listing Date: **09/18/24** List Price: **\$595,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,035 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,467**
 Low Sqft:
 Ttl Sqft: **1,467**

DOM

1
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Irregular Lot**
 Park Feat: **Oversized,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	5`6" x 11`10"	Dining Room	Second	10`4" x 11`9"
Kitchen	Second	17`3" x 9`1"	Living Room	Second	13`7" x 17`8"
2pc Bathroom	Second	0`0" x 0`0"	3pc Ensuite bath	Third	0`0" x 0`0"
4pc Bathroom	Third	0`0" x 0`0"	Bedroom	Third	10`1" x 9`1"
Bedroom	Third	10`1" x 14`0"	Bedroom - Primary	Third	12`9" x 12`0"

Title:
Fee Simple
Legal Desc:

Zoning:
Mc

2111817

Remarks

Pub Rmks: **Clean and bright open modern design. Beautiful kitchen overlooking living and dining area. Huge balcony off the dining room. Custom made blinds all over the house. Three good sized bedrooms upstairs. Laundry room is upstairs for your convenience too. Don't forget about single oversized attached garage. Great location - close to shopping, transportation, YMCA, South Hospital and all the amenities of Seton.**

Inclusions:
Property Listed By: **n/a**
CIR Realty

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









