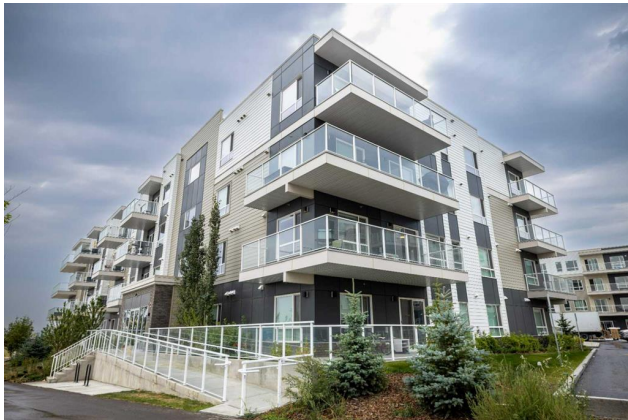


**220 SETON Grove #1201, Calgary T3M3T1**

MLS®#: **A2167104** Area: **Seton** Listing Date: **09/19/24** List Price: **\$435,000**  
 Status: **Active** County: **Calgary** Change: **-\$20k, 30-Jan** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,056**  
 Low Sqft:  
 Ttl Sqft: **1,056**

DOM

**135**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

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

Access:  
 Lot Feat:  
 Park Feat:

**Garage Door Opener,Heated Garage,Titled,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer,Window Coverings**  
 Int Feat: **Chandelier,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`2" x 11`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`11" x 12`1"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>8`3" x 5`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>19`11" x 12`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`6" x 16`2"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`6" x 12`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`5"</b>	<b>Foyer</b>	<b>Main</b>	<b>10`3" x 4`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`8" x 12`7"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`7" x 8`5"</b>

Legal/Tax/Financial

Condo Fee:  
**\$397**

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

Zoning:  
**M-1**

Legal Desc: **2310449**

Remarks

Pub Rmks: **Welcome to Seton Summit, a highly sought-after development in Calgary. Built by Cedarglen Living, a well-respected builder who has been awarded the "Builder of Choice" title. This is a suite you have to see see corner unit , with 1,056.12 RMS square feet (1,112 sq. ft builder's measurements) of living space on the second floor with a stunning wrap around balcony. The suite features 2 good sized bedrooms with a the primary suite that has a massive walk in closet. 2 bathrooms, quartz counter tops throughout and 9-foot ceilings, creating an airy and spacious atmosphere. Throughout the unit, you'll find high-quality LVP (Luxury Vinyl Plank)and LVT (Luxury Vinyl Tile) flooring, which not only adds style but also ensures durability and easy maintenance. It is also equipped with in suite laundry, an air conditioning system, a gas line that leads to the balcony, storage space and a titled underground parking space. The open concept kitchen features full-height cabinets, and stainless-steel Samsung appliances that complement the modern aesthetic. The island has multiple uses that range from offering ample space for meal preparation to becoming a seamless transition into the spacious living area and large dining room. A perfect addition for entertaining guests and that includes a recycling center. You'll find an abundance of shopping options, dining establishments, cinemas, and other leisure facilities such as the Seton HOA are in close proximity. HWY 2 & transit options are near by making it an easy commute to work or explore the surrounding areas. One of the standout attractions near this development is the largest YMCA in the world and South Hospital, providing easy access to quality services. Don't miss out on this amazing opportunity to live in a suite that offers both comfort and convenience.**

Inclusions:  
Property Listed By: **N/A**  
**Royal LePage Noralta**

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





