



THE
A-TEAM

**RE/MAX
FIRST**

220 SETON Grove #1201, Calgary T3M3T1

MLS®#: **A2167104**

Area: **Seton**

Listing Date: **09/19/24**

List Price: **\$465,000**

Status: **Active**

County: **Calgary**

Change: **None**

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

9

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
Bedroom - Primary	Main	10`2" x 11`10"
Walk-In Closet	Main	8`3" x 5`11"
Kitchen	Main	9`6" x 16`2"
4pc Bathroom	Main	4`11" x 8`5"
Dining Room	Main	12`8" x 12`7"

Room	Level	Dimensions
Bedroom	Main	8`11" x 12`1"
Living Room	Main	19`11" x 12`9"
4pc Ensuite bath	Main	8`6" x 12`1"
Foyer	Main	10`3" x 4`7"
Laundry	Main	5`7" x 8`5"

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 must see 1,056.12 RMS square feet (1,112 sq. ft builder's measurements) second floor corner unit with a stunning wrap around balcony. The suite features 2 bedrooms each with their own walk-in closets, 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: **N/A**
Property Listed By: **Royal LePage Noralta**

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





