



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**220 SETON Grove #3409, Calgary T3M 3T1**

MLS® #: **A2169026**      Area: **Seton**      Listing Date: **10/01/24**      List Price: **\$399,990**  
 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:

Access:  
 Lot Feat:  
 Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **852**  
 Low Sqft:  
 Ttl Sqft: **852**

DOM

**17**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

Construction: **Brick, Concrete**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings**  
 Int Feat: **Pantry, Quartz Counters, Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`7" x 4`11"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`3" x 8`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 10`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`4" x 16`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`5" x 6`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`1" x 11`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`3" x 13`9"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>8`4" x 6`4"</b>

Legal/Tax/Financial

Condo Fee: **\$330**      Title: **Fee Simple**      Zoning: **M-1**  
 Fee Freq: **Monthly**

Legal Desc: **2310449**

Remarks

Pub Rmks: **Welcome to unit #3409, 220 Seton Grove SE - a top-floor gem where modern luxury meets unbeatable convenience! Enjoy the peace and quiet of having no neighbors above, while taking in the stunning panoramic views that Seton has to offer. This 2-bedroom, 2-bathroom condo boasts sleek upgrades and a thoughtful design, maximizing every inch of its 852 sq. ft. of interior space (over 900 sq. ft. with the beautiful balcony included, offering a perfect outdoor retreat for you and your family). The unit also includes titled underground parking, perfect for those cold winter months, along with additional storage underground for all your extra belongings. The open-concept layout flows seamlessly, enhanced by premium LVP flooring, and flooded with natural light that creates a bright and welcoming atmosphere. The kitchen is a highlight, featuring stainless steel appliances, warm brown cabinetry that extends to the ceiling for easy cleaning and additional storage, and quartz countertops that beautifully balance the space. The sleek and modern design provides both functionality and elegance. The spacious primary bedroom comes complete with large windows, a walk-in closet, and a 4-piece ensuite that offers plenty of drawer space for all your essentials. The bright second bedroom also features a walk-in closet, making storage a breeze. This top-floor unit is located in the vibrant community of Seton, where you'll have access to schools, grocery stores, Cineplex, and an LRT station all just steps away. Plus, you're close to commercial plazas and parks for endless convenience. Your underground parking ensures your vehicle stays safe and warm year-round. Don't miss out on this incredible opportunity—call your favourite realtor today to book a showing for unit #3409 and experience the luxury and convenience it has to offer!**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

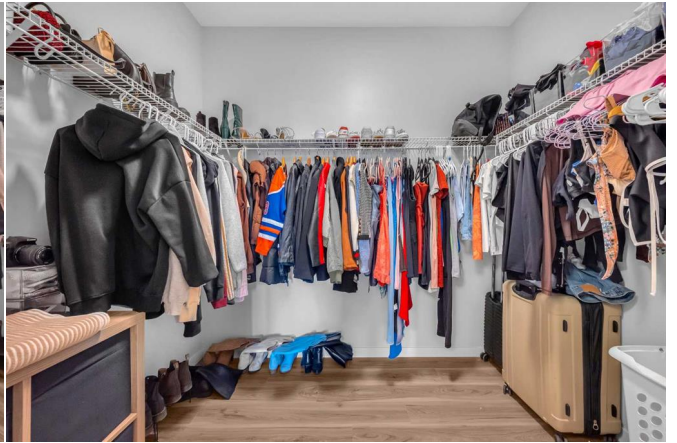
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













**3409-220 Seton Grove SE, Calgary, AB**

Main Floor Interior Area 852.87 sq ft



0 3 6 ft

PREPARED: 2024/09/28



White regions are excluded from total floor area in EXCISE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.