



THE A-TEAM

RE/MAX FIRST

23 SETON Row, Calgary T3M 3L7

MLS® #: A2169885 Area: Seton Listing Date: 10/03/24 List Price: \$518,000
Status: Active County: Calgary Change: -\$5k, 21-Nov Association: Fort McMurray



General Information

Prop Type: Residential Row/Townhouse
City/Town: Calgary
Year Built: 2024
Lot Information: Lot Sz Ar: 1,130 sqft
Access: Level Concrete Driveway, Oversized, Single Garage Attached

DOM

61
Layout
Beds: 2 (2)
Baths: 2.5 (2 1)
Style: 3 Storey

Parking

Ttl Park: 2
Garage Sz: 1

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Balcony
Construction: Stone, Vinyl Siding, Wood Frame
Flooring: Carpet, Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Int Feat: High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Bathroom, Ensuite bath, Dining Room, and Bedroom - Primary.

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

2111817

R-G

Remarks

Pub Rmks:

Welcome to your BRAND NEW home, 2024 BUILT, NO CONDO FEES in the heart of Seton. This sophisticated gem features 2 bedrooms, 2.5 bathrooms, and parking for two vehicles, that includes an attached oversized single garage and full length driveway. This home features an open concept design, with tons of natural light. Experience elegant living with luxury vinyl plank flooring throughout the main living areas and modern aesthetics, including black satin interior hardware and fixtures, and custom window coverings. Cozy up by the fireplace in the spacious living room that flows seamlessly into the kitchen and dining areas. The kitchen is a culinary dream featuring, upgraded stainless steel appliances, including a modern chimney hood fan and built-in microwave, ceiling height cabinetry, pantry, quartz counters, and designer backsplash. The expansive 20'x7' balcony seamlessly integrates outdoor living with your indoor space, offering the perfect setting for summer gatherings. The upper floor boasts two generously sized bedrooms, providing ample space for relaxation. Convenience is key with two well-appointed bathrooms and a laundry area that is thoughtfully located on this level. The primary bedroom is a true retreat, featuring a walk-through closet that leads to a luxurious ensuite bathroom. This elegant space includes a walk-in shower with glass doors and stunning quartz countertops, adding a touch of sophistication. This home is not just a place to live; it's a lifestyle upgrade! Don't miss your chance to own this exquisite property in a prime location, a short walk to the Community Centre (currently under construction), shopping, YMCA, South Health Campus, restaurants, and so much more!

Inclusions:

Property Listed By:

Window Coverings

eXp Realty

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







