



THE
A-TEAM

**RE/MAX
FIRST**

220 SETON Grove #1411, Calgary T3M 3T1

MLS® #: **A2170034**

Area: **Seton**

Listing Date: **11/18/24**

List Price: **\$415,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **907**

Low Sqft:

Ttl Sqft: **907**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

4

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony, BBQ gas line**

Construction:

Brick, Concrete, Mixed, Other, Wood Frame

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Int Feat:

Pantry, Quartz Counters, Storage

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`9" x 5`0"	4pc Bathroom	Main	8`5" x 8`4"
Bedroom	Main	13`0" x 9`3"	Bedroom	Main	11`0" x 9`1"
Dining Room	Main	7`7" x 15`3"	Kitchen	Main	9`11" x 15`3"
Laundry	Main	6`0" x 8`7"	Living Room	Main	10`5" x 11`0"
Walk-In Closet	Main	9`7" x 5`10"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$350

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc:

2310449

Remarks

Pub Rmks:

Experience luxury living and panoramic views with this exquisite 2-bedroom, 2-bathroom condo, located at 220 Seton Grove SE, Unit #1411, Calgary. Built in 2023, this top-floor residence offers a seamless blend of modern design and comfort, highlighted by breathtaking panoramic views of Seton's vibrant community and HOA amenity spaces. As you step inside, you're greeted by a bright and spacious open-concept layout that effortlessly connects the kitchen, dining, and living areas. The heart of this home is the stunning kitchen, designed to impress with premium quartz countertops, high-end stainless steel appliances, a large pantry for ample storage, and a sleek, contemporary aesthetic. Whether you're preparing gourmet meals or hosting friends, this space is as functional as it is beautiful. Step out onto your private balcony, complete with a built-in BBQ gas line, and take in the sweeping views. Perfect for morning coffee, evening relaxation, or lively summer gatherings, this outdoor haven extends your living space and provides a tranquil retreat with vistas to inspire with panoramic views of Seton's outdoor amenity space. The master suite is your private sanctuary, featuring a spacious layout, a walk-in closet, and a luxurious ensuite bathroom with modern fixtures and finishes. The second bedroom is equally inviting, offering flexibility for guests, family, or a home office, with convenient access to the second 4-piece bathroom. Both bathrooms are thoughtfully designed with contemporary features and high-quality materials that exude sophistication. Adding to the convenience, this home includes in-suite laundry, a thoughtfully planned storage solution, and assigned parking. The community of Seton offers unparalleled amenities, including parks, premier shopping, dining, and entertainment options, all within walking distance. Proximity to schools, major roadways, and transit ensures that your lifestyle remains as connected as it is comfortable. This condo isn't just a home—it's a lifestyle. Modern, stylish, and situated in a highly sought-after location, Unit #1411 at 220 Seton Grove SE offers a rare opportunity to elevate your living experience. Don't wait to make this exceptional property yours. Schedule your private viewing today and discover the perfect balance of style, convenience, and breathtaking views.

Inclusions:

N/A

Property Listed By:

eXp Realty

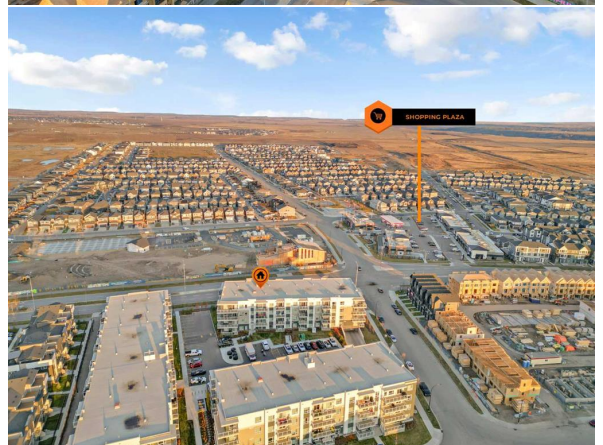
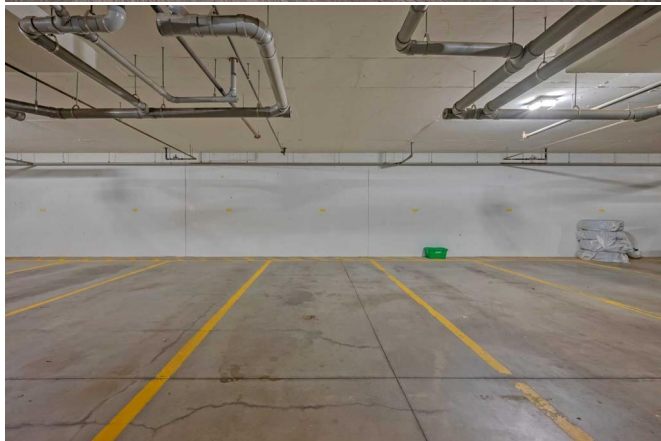
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

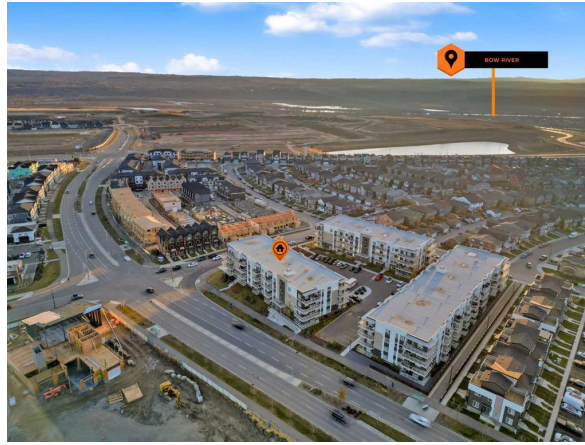
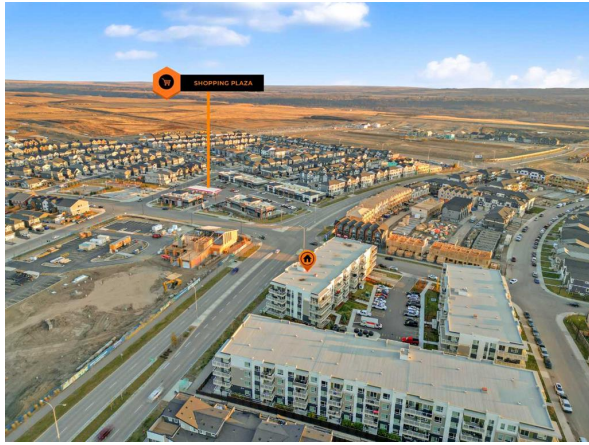












1411-220 Seton Grove SE, Calgary, AB

Main Floor Interior Area 307.41 sq ft



PREPARED: 2024/11/11



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.