



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**220 SETON Grove #2414, Calgary T3M 3T1**

MLS®#: **A2171507**      Area: **Seton**      Listing Date: **10/08/24**      List Price: **\$489,900**  
 Status: **Pending**      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: **1,187**  
 Low Sqft:  
 Ttl Sqft: **1,187**

DOM

**10**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Flat,Membrane**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony,Courtyard**

Construction:  
**Other**  
 Flooring:  
**Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Built-in Features,Closet Organizers,Elevator,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Stone Counters,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	5`10" x 5`0"
Laundry	Main	10`7" x 5`1"
Bedroom	Main	11`8" x 9`8"
Living Room	Main	12`7" x 9`4"
Pantry	Main	5`1" x 5`5"
4pc Ensuite bath	Main	8`3" x 8`5"
Balcony	Main	20`4" x 6`9"

Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 9`7"
Bedroom	Main	10`2" x 9`8"
Dining Room	Main	9`11" x 10`8"
Kitchen	Main	17`0" x 9`8"
Bedroom - Primary	Main	13`7" x 10`7"
Walk-In Closet	Main	5`1" x 8`7"

Legal/Tax/Financial

Condo Fee:  
**\$454**

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

Zoning:  
**M-1**

Legal Desc: **2310449**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY OCTOBER 12 th ; 12:30 to 3:00 PM.\*\*\* THREE BEDROOM \*\*\* TOP FLOOR\*\*\*STUNNING MOUNTAIN VIEWS \*\*\* UNDERGROUND TITLED PARKING.\*\*\* GOURMET KITCHEN with lower cabinets removed and Big CUSTOM Drawers installed at owners expense .Kitchen has HUGE Island ,quartz Counter tops ,STAINLESS STEEL APPLIANCES . Kitchen has additional FLOOR to Ceiling built-in work station with lower cabinets replaced with drawers for even more storage, PLUS a Walk-in pantry with LOTS of shelves. . Custom Built TALL cabinets were added in the storage /Laundry room(AT Owners Expense ).Fabulous open floor plan,NINE Foot CEILINGS with view from kitchen to living /Dining room area with LOTS of BIG windows. Large Master bedroom with FULL En-suite bathroom(His/Her sinks),Large WALK-in SHOWER. Amazing walk-in closet with additional custom built-in drawers and organizers(Owners Expense ) . HUGE Balcony with stunning mountain and foothills views.Unique custom installation of A/C unit for extra efficiency of balcony space all at owners expense . Just minutes to SOUTH CAMPUS HOSPITAL ,Extensive Shopping Centre (Including Super Store),Largest YMCA in the World, TWO PARKS, Dog Park, Community centre with all the amenities under construction across the street .A LOT of EXTRA \$\$\$\$ has been spent by current owners on kitchen ,storage /Laundry room ,walk-in closet ,A/C unit which has further enhanced the value and functionality of this Truly outstanding property . By-laws state Air B & B is possible with Board Approval .**

Inclusions: **T.V Bracket.**  
Property Listed By: **RE/MAX House of Real Estate**

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







