

220 SETON Grove #3410, Calgary T3M 3T1

MLS®#: **A2173054** Area: **Seton** Listing **10/19/24** List Price: **\$319,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$16k, 12-Nov** 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: **647**
 Low Sqft:
 Ttl Sqft: **647**

DOM

32
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Outside,Parking Lot,Stall,Titled**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick,Composite Siding,Wood Frame**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	2`11" x 4`9"	Kitchen With Eating Area	Main	13`10" x 12`2"
Laundry	Main	7`9" x 7`5"	3pc Bathroom	Main	8`5" x 4`11"
Bedroom - Primary	Main	12`4" x 9`4"	Walk-In Closet	Main	9`6" x 6`4"
Living Room	Main	10`8" x 10`6"	Balcony	Main	6`8" x 11`0"

Legal/Tax/Financial

Condo Fee: **\$247** Title: **Fee Simple** Zoning: **M-1**

Legal Desc:

2310449

Fee Freq:
Monthly

Remarks

Pub Rmks:

Discover this rare 1-bedroom, 1-bathroom oversized floor plan in the highly sought-after Seton Grove. Located on the top floor, this unit has high ceilings and large windows that flood the space with natural light. Equipped with A/C, ensuring comfort year-round. The timeless white kitchen features stainless steel appliances, sleek quartz countertops, and modern lighting. The open floorplan is enhanced by durable vinyl plank flooring, making the space both stylish and easy to maintain. Enjoy the convenience of in-suite laundry and relax on your private balcony. For those looking for an investment property, this unit is currently leased at \$1730 a month, with the current lease expiring 11/30. Tenant would love to stay and renew , or will move out by the end of the lease. Set in a prime location, this condo is close to restaurants, shopping, amenities, South Health Campus, and the YMCA. A perfect blend of modern living and convenience!

Inclusions:

N/A

Property Listed By:

Nineteen 88 Real Estate

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







