



THE
A-TEAM

**RE/MAX
FIRST**

220 SETON Grove #1302, Calgary T3M 3T1

MLS®#: **A2181276**

Area: **Seton**

Listing Date: **11/27/24**

List Price: **\$460,000**

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:

Finished Floor Area

Abv Sqft: **1,091**
Low Sqft:
Ttl Sqft: **1,091**

DOM

24
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:

Baseboard

Heating:

Sewer:

Ext Feat: **Balcony,Barbecue,BBQ gas line,Playground,Storage**

Construction:

Composite Siding,Concrete,Metal Siding ,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

Breakfast Bar,Built-in Features,Elevator,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Storage,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`2" x 15`0"	Dining Room	Main	13`2" x 7`10"
Kitchen	Main	9`2" x 13`7"	Bedroom - Primary	Main	10`1" x 12`1"
4pc Ensuite bath	Main	8`5" x 8`2"	Walk-In Closet	Main	8`4" x 6`11"
Bedroom	Main	8`11" x 12`0"	4pc Bathroom	Main	4`11" x 8`5"
Laundry	Main	5`8" x 8`6"	Balcony	Main	6`7" x 22`2"
Balcony	Main	16`3" x 3`8"			

Legal/Tax/Financial

Condo Fee: \$412	Title: Fee Simple	Zoning: M-1
	Fee Freq: Monthly	

Legal Desc: **2310449**

Remarks

Pub Rmks: **Welcome to Seton Summit, a fantastic corner unit on 3rd floor in SE Seton Calgary, built by the award-winning Cedarglen Living. This spacious 1,091 sq. ft. home features Double balcony,a lovely wrap-around balcony, perfect for enjoying the outdoors. With 2 bedrooms, walk-in closets, and 2 modern bathrooms, this unit feels bright and airy thanks to the 9-foot ceilings. The stylish flooring is durable and easy to clean. Enjoy the convenience of in-suite laundry, air conditioning system, Locker and a titled underground parking space. The open kitchen is great for cooking and entertaining, featuring full-height cabinets and stainless-steel Samsung appliances, flowing into the large living and dining areas. You'll love the nearby shopping, restaurants, and the largest YMCA. Plus, easy access to HWY 2 and public transit makes commuting a breeze. Don't miss the chance to call this wonderful suite your home! Call now for private tour.**

Inclusions:
Property Listed By: **NONE**
eXp Realty

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



