



THE
A-TEAM

**RE/MAX
FIRST**

220 SETON Grove #3307, Calgary T3M 3T1

MLS® #: **A2183543** Area: **Seton** Listing Date: **12/14/24** List Price: **\$459,900**
 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:

Access:
 Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **1,090**
 Low Sqft:
 Ttl Sqft: **1,090**

DOM

7
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Flat,Membrane** Construction: **Brick,Wood Frame**
 Heating: **Baseboard** Flooring: **Carpet,Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Closet Organizers,Double Vanity,Pantry,Quartz Counters,Recessed Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	44`3" x 29`3"	Dining Room	Main	43`3" x 31`2"
Laundry	Main	27`11" x 18`7"	Balcony	Main	73`7" x 21`11"
Bedroom - Primary	Main	39`1" x 33`4"	Bedroom	Main	32`7" x 29`3"
4pc Ensuite bath	Main	28`5" x 26`10"	4pc Bathroom	Main	27`11" x 16`2"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$412

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 2310449

Remarks

Pub Rmks: **Welcome to Your Dream Condo in Seton! Discover modern living at its finest in this stunning 2-bedroom, 2-bathroom corner unit condo, nestled in the highly sought-after community of Seton. Situated on the 3rd floor, this home offers breathtaking mountain views and an abundance of natural light, thanks to the expansive windows and open floor plan. Step into the chef's kitchen, where culinary dreams come to life with stainless steel appliances, sleek cabinetry, a large island perfect for entertaining, and a spacious pantry. The open concept seamlessly connects the kitchen to the bright and inviting living and dining areas, creating a space that's as functional as it is beautiful. The primary bedroom is a true retreat, boasting a luxurious ensuite with double sinks, a walk-in shower, and a massive walk-in closet to meet all your storage needs. The second bedroom is equally impressive, located next to a 4-piece bathroom, making it perfect for guests or family. Convenience is key with a large laundry room offering extra storage space. Additional perks include heated titled parking a assigned storage unit and bike allocations. A huge bonus is the Airbnb-friendly designation which makes it ideal for short-term rentals or savvy investors. Located in one of Calgary's most vibrant communities, you'll be steps away from shopping, dining, entertainment, scenic pathways and major highway's. Don't miss this rare opportunity to call this exceptional condo home!**

Inclusions: none
Property Listed By: eXp Realty

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





