



THE A-TEAM

RE/MAX FIRST

220 SETON Grove #2206, Calgary T3M 3T1

MLS® #: A2183545 Area: Seton Listing Date: 12/16/24 List Price: \$398,000
Status: Active County: Calgary Change: -\$17k, 14-Jan 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: Parkade, Titled, Underground

Finished Floor Area

Abv Sqft: 858

Low Sqft:

Ttl Sqft: 858

DOM

37

Layout

Beds: 2 (2)

Baths: 2.0 (2 0)

Style: Apartment

Parking

Ttl Park: 1

Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard, Electric
Sewer:
Ext Feat: Balcony

Construction: Composite Siding, Wood Frame, Wood Siding
Flooring: Vinyl Plank
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer, Window Coverings
Int Feat: Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Bedroom - Primary, 4pc Ensuite bath, and Walk-In Closet.

Legal/Tax/Financial

Condo Fee: \$330 Title: Fee Simple Zoning: M-1
Fee Freq:

Monthly

Legal Desc: 2310449

Remarks

Pub Rmks: **Welcome to your dream condo! This stunning 2-bedroom, 2-bathroom located on the second floor boasts over 850 square feet of meticulously cared-for living space, still feeling brand new! With titled underground parking, this home combines convenience with style. Step inside to discover a bright, open-concept floor plan featuring 9-foot ceilings and an abundance of windows that flood the space with natural light. The modern finishes include vinyl flooring throughout, quartz countertops, upgraded stainless steel appliances, and a spacious extended kitchen island, perfect for entertaining. You'll appreciate the thoughtful details like the built-in pantry and additional cabinetry in the laundry room plus a large walk-in closet. Enjoy your morning coffee or evening sunset on the large wrap-around balcony, adding even more charm to this inviting space. Located in a vibrant community, you'll have easy access to shopping, delightful restaurants, and exciting entertainment options. Don't miss the opportunity to make this exquisite condo your new home! Call for your private viewing today!**

Inclusions: N/A
Property Listed By: CIR Realty

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



