



THE
A-TEAM

**RE/MAX
FIRST**

220 SETON Grove #2206, Calgary T3M 3T1

MLS®#: **A2183545**

Area: **Seton**

Listing Date: **12/16/24**

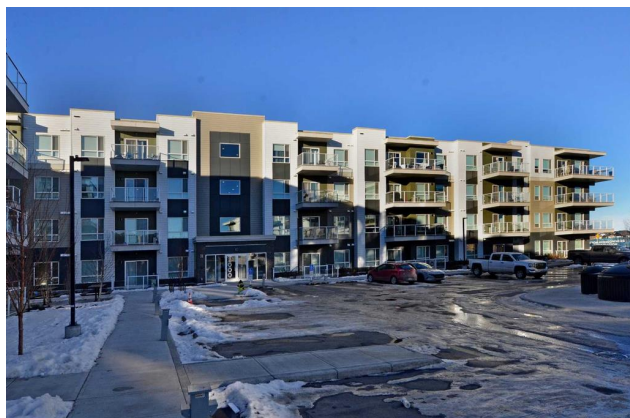
List Price: **\$414,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2023**

Finished Floor Area

Abv Sqft: **858**
Low Sqft:
Ttl Sqft: **858**

DOM

5
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade,Titled,Underground**

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

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`0" x 11`0"	Kitchen	Main	15`0" x 12`0"
Bedroom - Primary	Main	13`6" x 9`0"	Bedroom	Main	10`0" x 9`0"
4pc Ensuite bath	Main	9`0" x 8`0"	4pc Bathroom	Main	8`0" x 5`0"
Walk-In Closet	Main	8`0" x 6`0"			

Legal/Tax/Financial

Condo Fee:
\$330

Title: **Fee Simple**
Fee Freq:

Zoning:
M-1

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



