

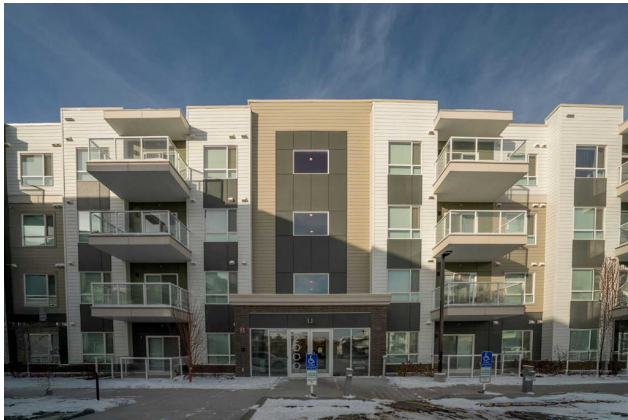


THE
A-TEAM

**RE/MAX
FIRST**

220 SETON Grove #2406, Calgary T3M 3T1

MLS®#: **A2184271** Area: **Seton** Listing Date: **01/06/25** List Price: **\$399,000**
 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:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **848**
 Low Sqft:
 Ttl Sqft: **848**

DOM

16
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Composite Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garburator,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

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

Legal/Tax/Financial

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

Fee Freq:
Monthly

Legal Desc: **2310449**

Remarks

Pub Rmks: **Discover this stunning 849 sqft. condo built by award-winning Cedarglen Homes. This 2-bedroom, 2-bathroom Top-Floor unit offers breathtaking mountain views from your private balcony. As you enter you will be wowed by the massive quartz island with upgraded undermount sink, it also doubles as your eating area with multiple seats. The Kitchen is bright with white cabinetry, subway tile backsplash and comes complete with an upgraded appliance package and a pantry for food storage. The spacious primary bedroom has a luxurious en-suite with a double quartz vanity, upgraded bank of drawers for functionality, an oversized shower and leads into a nice sized walk-in closet. The second bedroom also offers a walk-in close and is conveniently located near the second full 4-piece bathroom, which includes a tub and shower. A convenient in suite laundry room is located next to the front door with even more storage space. The unit comes complete with A/C and one titled underground parking stall. Located near South Campus Hospital and all major shopping. Perfect for first-time buyers, downsizers and investors.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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









2406-220 Seton Grove SE, Calgary, AB

Main Floor - Interior Area 548.71 sq ft



PREPARED: 2025-01-05

White regions are excluded from total floor area in EXHIBIT floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

