



THE
A-TEAM

**RE/MAX
FIRST**

220 SETON Grove #1302, Calgary T3M 3T1

MLS® #: **A2185856**

Area: **Seton**

Listing Date: **01/07/25**

List Price: **\$459,000**

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: **1,091**

Low Sqft:

Ttl Sqft: **1,091**

DOM

2

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:

Baseboard

Heating:

Sewer:

Ext Feat: **Balcony,Lighting,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 Animal Home,No Smoking Home,Pantry,Quartz Counters,Storage,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	43`4" x 49`3"	Kitchen	Main	30`2" x 44`11"
4pc Ensuite bath	Main	27`11" x 26`11"	Bedroom	Main	26`7" x 39`4"
Laundry	Main	19`0" x 28`3"	Balcony	Main	53`6" x 12`6"
Living/Dining Room Combination	Main	43`4" x 23`4"	Bedroom - Primary	Main	33`2" x 39`8"
Walk-In Closet	Main	27`7" x 20`1"	4pc Bathroom	Main	13`6" x 27`11"
Balcony	Main	22`0" x 72`10"			

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 a 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 Vinyl Plank flooring is durable and easy to clean. Enjoy the convenience of in-suite laundry, air conditioning system rough in, 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: **None**
 Property Listed By: **eXp Realty**

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

