

## 220 SETON Grove #1302, Calgary T3M 3T1

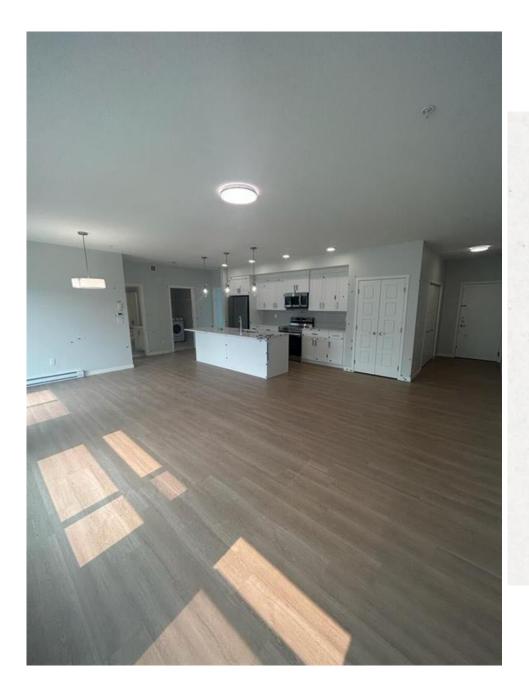
MLS®#: A21 Status: Acti	85856 ve	Area: County:	Seton Calgary	Listing Date: Change:	01/07/25 None			\$459,000 n:Fort McMurray			
				General Inf Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:	<u>tion</u>	Residential Apartment Calgary 2023 Underground	1	<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft:	1,091 1,091	DOM 2 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	2 (2 ) 2.0 (2 0) Low-Rise(1-4) 1

Utilities and Features

Roof:		Construction:			
Heating:	Baseboard	Composite Siding,Concrete,Metal Siding ,Wood			
Sewer:		Frame			
Ext Feat:	Balcony, Lighting, Playground, Storage	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	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 CombinationMain		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:		Title:		Zoning:	
\$412		Fee Simple		M-1	
		Fee Freq:			
		Monthly			
Legal Desc:	2310449				
			Remarks		
Pub Rmks:	features a Double b feels bright and airy conditioning system and stainless-steel s	alcony, a lovely wrap-around balcony y thanks to the 9-foot ceilings. The st n rough in, locker and a titled undergu Samsung appliances, flowing into the	, perfect for enjoying the outdoors ylish Vinyl Plank flooring is durable ound parking space. The open kitc large living and dining areas. You	With 2 bedrooms, walk-in and easy to clean. Enjoy then is great for cooking a 'll love the nearby shoppin	glen Living. This spacious 1,091 sq. ft. home n closets, and 2 modern bathrooms, this unit the convenience of in-suite laundry, air nd entertaining, featuring full-height cabinets ng, restaurants, and the largest YMCA. Plus, re 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



## COMING SOON