



THE
A-TEAM

**RE/MAX
FIRST**

220 SETON Grove #3405, Calgary T3M 3T1

MLS® #: **A2189643**

Area: **Seton**

Listing Date: **01/23/25**

List Price: **\$489,900**

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: **1,185**

Low Sqft:

Ttl Sqft: **1,185**

DOM

7

Layout

Beds: **3 (3)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		4pc Ensuite bath	Main	
Bedroom	Main	33`4" x 31`5"	Bedroom	Main	38`0" x 31`2"
Dining Room	Main	52`9" x 30`4"	Kitchen	Main	27`1" x 55`9"
Laundry	Main		Living Room	Main	46`2" x 35`3"
Bedroom - Primary	Main	44`10" x 35`3"	Walk-In Closet	Main	

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$454

Fee Simple

M-1

Fee Freq:
Monthly

Legal Desc: 2310449

Remarks

Pub Rmks: **3 BED 2 BATH | HUGE 1185 SQ.FT | TOP FLOOR UNIT | HEATED UNDERGROUND PARKING | HIGH-END FINISHES |** Welcome to this stunning 3-bedroom, 2-bathroom condo boasting 1,185 sq. ft. of thoughtfully designed living space in the heart of Seton Summit. This unit is the perfect blend of luxury and convenience, featuring premium builder upgrades with no expense spared! Step inside to discover soaring 9' ceilings and floor-to-ceiling windows that bathe the living spaces in natural light. Upgraded vinyl plank flooring and elegant designer lighting add sophistication throughout. A rare find, the spacious third bedroom makes this unit truly unique, offering versatile options for families, guests, or a home office. The gourmet kitchen is a culinary dream, equipped with stainless steel appliances, granite countertops, and a stylish backsplash. The large walk-in pantry provides ample storage, while the oversized island with seating for four is perfect for meal prep and entertaining. The primary bedroom features a walk-in closet and a private ensuite, while two additional bedrooms share a second full bathroom. A dedicated laundry room with a full-size washer and dryer ensures ultimate convenience. This NE-facing unit boasts a huge balcony, ideal for relaxing or entertaining while enjoying stunning views. With titled underground parking stall and access to a secure bike storage room in the parkade, this property is designed for both comfort and practicality. Seton Summit offers unparalleled convenience, located minutes from South Health Campus, Brookfield YMCA, Superstore, and a variety of shops, restaurants, and pubs. Commuting is effortless with quick access to Deerfoot Trail and Stoney Trail. Don't miss this opportunity to own a rare 3-bedroom unit with luxurious upgrades and an unbeatable location. Schedule your private showing today!

Inclusions: **None**
Property Listed By: **Real Broker**

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













