

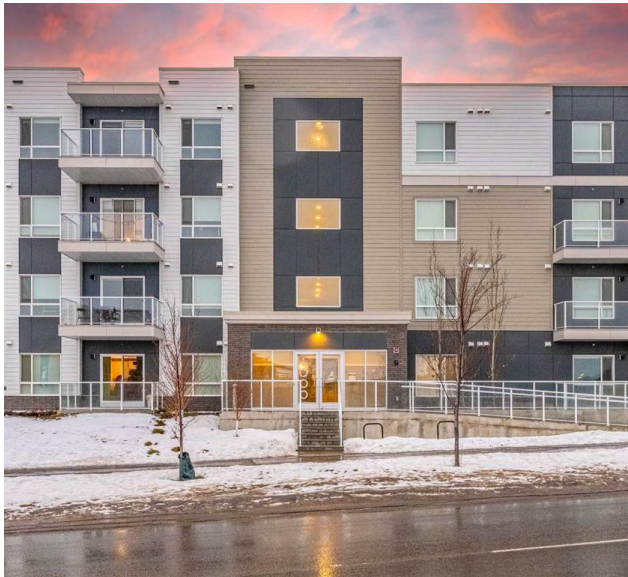


THE
A-TEAM

**RE/MAX
FIRST**

220 SETON Grove #1105, Calgary T3M3T1

MLS®#: **A2189773** Area: **Seton** Listing Date: **01/23/25** List Price: **\$449,900**
 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:

Additional Parking,Heated Garage,Outside,Parkade,See Remarks,Stall,Titled,Underground

Finished Floor Area

Abv Sqft: **863**
 Low Sqft:
 Ttl Sqft: **863**

DOM

9

Layout

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

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Electric**
 Sewer:
 Ext Feat: **BBQ gas line,Lighting**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Bookcases,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	16`3" x 12`2"	Pantry	Main	2`6" x 1`7"

Living Room
Bedroom - Primary
4pc Bathroom
Balcony

Main
Main
Main
Main

11`0" x 10`11"
9`1" x 13`9"
4`11" x 8`6"
9`8" x 6`7"

Laundry
Bedroom
4pc Ensuite bath

Main
Main
Main

8`5" x 6`9"
9`0" x 10`7"
8`10" x 8`2"

Legal/Tax/Financial

Condo Fee:
\$330

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2310449**

Remarks

Pub Rmks: **Welcome to this stunning main-floor condo located in the vibrant community of Seton. Formerly a showhome, this fully furnished property offers exceptional style, convenience, and versatility. Whether you're looking for a new home or a short-term rental opportunity, this condo checks every box. Step into this beautifully designed space that showcases high-end finishes and thoughtful details throughout. The spacious layout features 2 bedrooms positioned on opposite sides of the open-concept living room, ensuring privacy and functionality. Natural light fills the living space through large windows, creating a warm and inviting atmosphere. The upgraded kitchen, complete with an extended island, modern finishes, and stainless steel appliances, is perfect for hosting or enjoying quiet nights at home. Plus, with air conditioning and the hrv system, you'll stay comfortable year-round. The primary bedroom features a luxurious ensuite bathroom with stylish finishes and spa-like touches, creating a private retreat. The second bedroom is equally versatile, ideal for guests, family, or a home office. A second full bathroom ensures everyone has their own space. Enjoy the added convenience of being on the main floor, allowing for easy access and seamless indoor-outdoor living. This condo includes 2 titled parking stalls located near the elevator and a separate storage locker to keep everything organized. Being former showhome, it comes fully furnished, adding even more value to this exceptional property. Seton offers an unbeatable location with easy access to Deerfoot and Stoney Trail, making commutes and weekend getaways simple. You'll be minutes from shopping, dining, and all the amenities you need, including the South Health Campus and YMCA. The community's walkable design and vibrant atmosphere make it a sought-after destination for homeowners and investors alike. Whether you're searching for a move-in-ready home, a fully furnished investment property, or a short-term rental-friendly opportunity, this condo delivers style, comfort, and flexibility. Don't miss out—schedule your showing today and experience the best that Seton has to offer!**

Inclusions: **All furniture as seen during showing, window coverings**
Property Listed By: **Real Broker**

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



