



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**231 SETON Grove, Calgary T3M 3Y8**

MLS®#: **A2194059**      Area: **Seton**      Listing Date: **02/26/25**      List Price: **\$469,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2025**  
Lot Information  
 Lot Sz Ar: **896 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,254**  
 Low Sqft:  
 Ttl Sqft: **1,254**

DOM

**0**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 (or more) Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat:  
 Park Feat: **Street Lighting**  
**Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Aluminum Siding ,Composite Siding**  
 Flooring: **Carpet,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave Hood Fan,Refrigerator**  
 Int Feat: **Double Vanity,Kitchen Island,No Smoking Home,Quartz Counters,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>10`2" x 14`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 8`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`10" x 17`6"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`6" x 11`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`6" x 10`9"</b>	<b>Laundry</b>	<b>Upper</b>	<b>3`4" x 3`4"</b>
<b>Entrance</b>	<b>Lower</b>	<b>3`4" x 11`10"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>3`4" x 15`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`0"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7`0" x 7`10"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7`0" x 8`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$226**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**0**

Legal Desc: **0**

Remarks

Pub Rmks: **\*\*Below grade measurements are above grade\*\* Welcome to this stunning brand-new 2-bedroom, 2.5-bathroom home, featuring over \$7,440 in upgrades in the vibrant community of Seton. This beautifully designed residence offers modern finishes, an open-concept layout, and thoughtful details throughout. Heading ins, you'll be greeted by luxury vinyl flooring that extends throughout the first two levels, creating a seamless and stylish look. On the ground level, you'll find your double tandem garage, providing ample space for parking and storage. Make your way upstairs to the main living area, where functionality meets elegance. The kitchen is equipped with brand-new stainless steel appliances, sleek cabinetry, and plenty of counter space for all your culinary needs. Adjacent to the kitchen, the dining area is highlighted by a beautiful light fixture that enhances the open-concept feel. The spacious living area offers a cozy yet contemporary atmosphere, with direct access to your private balcony—a perfect space to relax and soak up the sun. Large windows allow natural light to flood the room, creating a bright and airy ambiance. Completing this level is a convenient 2-piece bathroom. Upstairs, you'll find two generously sized bedrooms, each featuring plush carpet flooring, a 4-piece ensuite bathroom, and large windows that fill the space with natural light. These versatile rooms can be used as bedrooms, a home office, or even a nursery. Located in the family-friendly community of Seton, this home is surrounded by incredible amenities. Seton is a growing neighborhood that offers a movie theatre, a state-of-the-art YMCA with swimming pools, gymnasiums, fitness facilities, and even a Calgary Public Library. The community is also home to multiple schools, including Joane Cardinal Schubert High School. With an abundance of restaurants, retail stores, and entertainment options, everything you need is right at your doorstep. Additionally, Seton is currently developing a community center that will feature an outdoor rink. Convenient access to Deerfoot Trail ensures an easy commute to various parts of the city. Don't miss your chance to own this beautiful home in one of Calgary's most sought-after communities!**

Inclusions: **None**  
Property Listed By: **eXp Realty**

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



