



THE
A-TEAM

**RE/MAX
FIRST**

220 SETON Grove #2314, Calgary T3M 3T1

MLS® #: **A2194900** Area: **Seton** Listing Date: **02/14/25** List Price: **\$474,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 11-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,179**
 Low Sqft:
 Ttl Sqft: **1,179**

DOM

48
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Low-Rise (1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof: **Flat,Membrane** Construction: **Composite Siding,Concrete**
 Heating: **Baseboard** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony,Courtyard,Storage** Fnd/Bsmt:
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	31`5" x 44`0"	Kitchen	Main	34`2" x 57`8"
Dining Room	Main	37`9" x 23`6"	Laundry	Main	34`2" x 16`5"
Bedroom - Primary	Main	34`5" x 44`3"	Bedroom	Main	37`9" x 30`11"
Bedroom	Main	33`4" x 31`2"	4pc Ensuite bath	Main	26`10" x 27`1"
4pc Bathroom	Main	32`0" x 15`7"	Balcony	Main	64`10" x 18`7"

Legal/Tax/Financial

Condo Fee:
\$454

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2310449**

Remarks

Pub Rmks: ******* MAIN FEATURE IS THE A/C UNIT THAT WHICH IS INSTALLED **** Welcome to one of Calgary's most sought after developments by Cedarglen Living, Seton Summit! THREE BEDROOM *** Third FLOOR***STUNNING MOUNTAIN VIEWS *** UNDERGROUND TITLED PARKING. *** GOURMET KITCHEN with lower cabinets removed and Big CUSTOM Drawers installed at owners expense .Kitchen has HUGE Island ,quartz Counter tops ,STAINLESS STEEL APPLIANCES . Kitchen has additional FLOOR to Ceiling built-in work station with lower cabinets replaced with drawers for even more storage, PLUS a Walk-in pantry with LOTS of shelves. . Custom Built TALL cabinets were added in the storage /Laundry room(AT Owners Expense).Fabulous open floor plan, NINE Foot CEILINGS with view from kitchen to living /Dining room area with LOTS of BIG windows. Large Master bedroom with FULL En-suite bathroom (His/her sinks), Large Walk-in SHOWER. Amazing walk-in closet with additional custom built-in drawers and organizers (Owners Expense) . HUGE Balcony with stunning mountain and foothills views. Unique custom installation of A/C unit for extra efficiency of balcony space all at owners expense . Easy access to Deerfoot and Stoney Trail Just minutes to SOUTH CAMPUS HOSPITAL ,Extensive Shopping Centre (Including Super Store),Largest YMCA in the World, TWO PARKS, Dog Park, Community centre with all the amenities under construction across the street .A LOT of EXTRA \$\$\$\$ has been spent by current owners on kitchen ,storage /Laundry room ,walk-in closet ,A/C unit which has further enhanced the value and functionality of this Truely outstanding property . By-laws state Air B & B is possible with Board Approval.**

Inclusions:
Property Listed By: **N/A**
Ace Realty

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





