



THE
A-TEAM

**RE/MAX
FIRST**

220 SETON Grove #2415, Calgary T3M 3T1

MLS® #: **A2199932**

Area: **Seton**

Listing Date: **03/06/25**

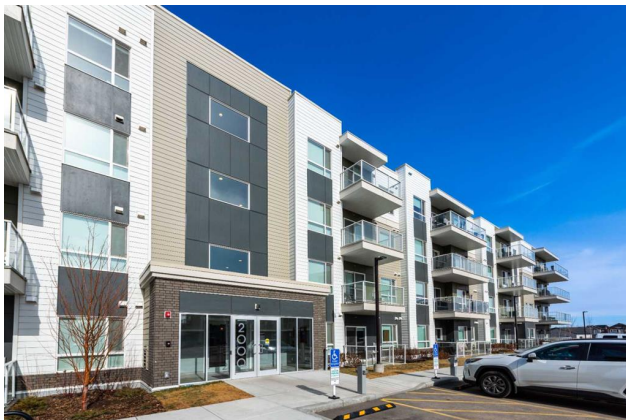
List Price: **\$418,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 20-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: **923**
Low Sqft:
Ttl Sqft: **923**

DOM

43
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat: **See Remarks**
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Baseboard,Electric**
Sewer:
Ext Feat: **Balcony,Courtyard,Lighting**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Elevator,Kitchen Island,No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`3" x 8`9"	Living Room	Main	11`9" x 19`5"
Dining Room	Main	11`9" x 9`1"	Bedroom - Primary	Main	9`3" x 13`3"
Walk-In Closet	Main	6`0" x 9`7"	4pc Ensuite bath	Main	8`6" x 8`7"
Bedroom	Main	9`3" x 11`0"	4pc Bathroom	Main	5`1" x 8`8"
Laundry	Main	8`8" x 6`1"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$350

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc:

2310449

Remarks

Pub Rmks:

Terrific two bedroom, fourth floor condo in Seton Summit! This spacious 923 square foot unit provides plenty of natural sunlight with its south facing balcony. The large kitchen has great flow, is ideal for entertaining, has beautiful stainless steel appliances, and offers ample storage room for discerning chefs! The spacious main bedroom features an ensuite with a large shower, bathtub and his & hers sinks! The second, four piece bathroom is private, spacious, and ideal for guests, a roommate, or kids! Ample storage can be found in the closets and the insuite laundry room (with washer and dryer). This condo is close to everything including the South Health Campus, shopping, grocery stores, the YMCA, and Stoney Trail!

Inclusions:

All window coverings

Property Listed By:

Standard Realty Co.

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





