

# \$454,000 - 213 Seton Grove Se, Calgary

MLS® #A2203536

**\$454,000**

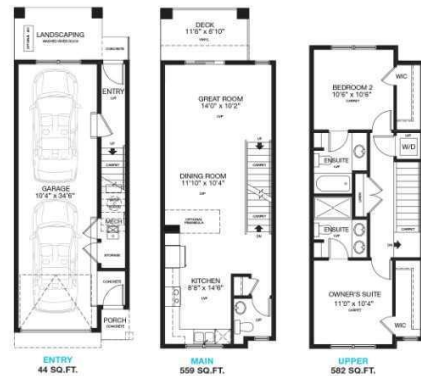
2 Bedroom, 3.00 Bathroom, 1,252 sqft  
Residential on 0.02 Acres

Seton, Calgary, Alberta

\*BELOW GRADE MEASUREMENTS ARE ADD TO ABOVE GRADE\* Welcome to this stunning, award-winning Trico Homes new build, featuring two bedrooms and 2.5 bathrooms with OVER \$7,440 IN UPGRADES. Situated in the family-friendly community of Seton, this townhome offers modern style and functionality.

Step inside and be greeted by a beautifully designed space showcasing a SCANDINAVIAN MINIMALIST INTERIOR DESIGN PALETTE. Luxury vinyl flooring extends throughout the main level, complementing the sleek and contemporary feel. Window coverings have already been installed, with ZEBRA BLINDS featured throughout the home for added privacy and style.

On the entry level, youâ€™™ll find a spacious DOUBLE ATTACHED TANDEM GARAGE, providing both convenience and storage. Head upstairs to the main level, where an open-concept floor plan seamlessly connects the dining room, kitchen, and living room. The kitchen is thoughtfully designed with CEILING-HEIGHT cabinets, a SILGRANIT UNDERMOUNT SINK, a quartz countertop, brand-new stainless steel appliances, and a stylish kitchen island. A beautiful light fixture enhances the dining area, creating a warm and inviting atmosphere.



The living room offers direct access to an 11' x 6' VINYL DECK, perfect for relaxing and enjoying fresh air from your private balcony.

On the upper level, you'll find two spacious bedrooms, each featuring its own 4-piece ensuite bathroom. These bathrooms are elegantly finished with tile extending to the ceiling above the showers and undermount sinks, adding a luxurious touch.

Living in Seton means access to an incredible array of amenities. The Seton YMCA offers a swimming pool, gymnasium, fitness center, dance classes, an ice rink, and a public library. Nearby, you'll find a variety of stores, restaurants, and entertainment, including the Seton Cineplex and the South Health Campus hospital. Seton is also home to Joane Cardinal Schubert High School, and a new community center is currently under development, which will feature an outdoor rink. \*All RMS measurements are extracted from the builder blueprints.

Built in 2025

**Essential Information**

MLS® #	A2203536
Price	\$454,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,252
Acres	0.02
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse

Style	3 Storey
Status	Active

### Community Information

Address	213 Seton Grove Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3T1

### Amenities

Amenities	Snow Removal, Trash
Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	2

### Interior

Interior Features	Double Vanity, Kitchen Island, Quartz Counters
Appliances	Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	Rough-In
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 31st, 2025
Days on Market	81
HOA Fees	375
HOA Fees Freq.	ANN

### Listing Details

Listing Office	eXp Realty
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