

\$443,500 - 217 Seton Grove Se, Calgary

MLS® #A2241946

\$443,500

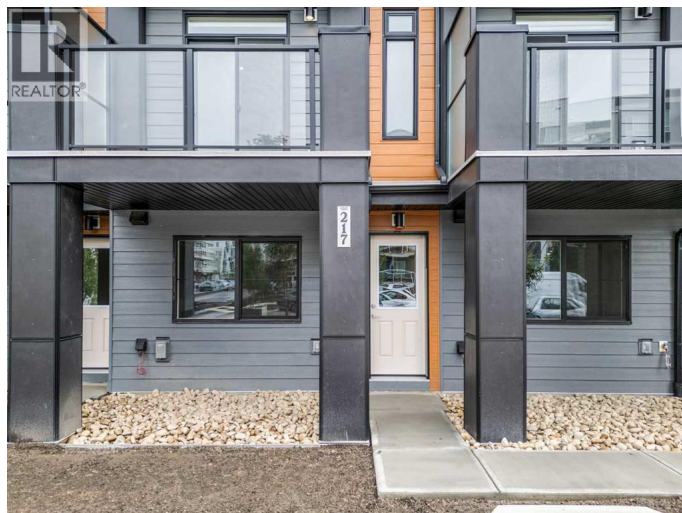
2 Bedroom, 3.00 Bathroom, 1,294 sqft

Single Family on 0.02 Acres

Seton, Calgary, Alberta

OPEN HOUSE Saturday and Sunday from 1pm to 4pm, Stop by Showhome for Access

Welcome to this stunning, award-winning new build by Trico Homes, offering two bedrooms and 2.5 bathrooms along with over \$7,440 in upgrades. Located in the vibrant and family-friendly community of Seton, this thoughtfully crafted townhome blends modern design with everyday functionality. Inside, you'll find a beautifully finished interior highlighted by a MID-CENTURY MODERN Design Palette and luxury vinyl flooring throughout the main level, contributing to a clean and contemporary aesthetic. Zebra blinds have been installed on all windows, offering both style and privacy. The entry level includes a double attached tandem garage, providing ample space for parking and storage. On the main floor, an open-concept layout connects the dining area, kitchen, and living room, creating an ideal space for both daily living and entertaining. The kitchen is equipped with ceiling-height cabinetry, a Silgranit undermount sink, quartz countertops, brand-new stainless steel appliances, and a functional kitchen island. A striking light fixture defines the dining area, while the living room opens directly to a vinyl deck, offering a comfortable outdoor space to relax and unwind. Upstairs, you'll find two generously sized bedrooms, each complete with its own 4-piece ensuite bathroom. These bathrooms are finished with full-height tiled showers and undermount sinks, adding an elevated touch to



the design. This home is ideally situated within walking distance to a wide variety of amenities. Residents can enjoy the Seton YMCA, which includes a swimming pool, fitness center, gymnasium, dance studios, an ice rink, and a public library. Nearby, you'll also find numerous restaurants, shops, and entertainment venues including Cineplex Seton and the South Health Campus hospital. Families will appreciate the proximity to Joane Cardinal Schubert High School, and the community will soon welcome a brand-new community center featuring an outdoor rink. Don't miss your chance to view - book a private showing today! (id:6289)

Built in 2025

Essential Information

Listing #	A2241946
Price	\$443,500
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,294
Acres	0.02
Year Built	2025
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	217 Seton Grove Se
Subdivision	Seton
City	Calgary
Province	Alberta
Postal Code	T3M3T1

Amenities

Amenities	Park, Playground, Schools, Shopping, Clubhouse
Features	Back lane, Parking

Parking Spaces	2
Parking	Attached Garage, Tandem
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Hood Fan
Heating	Forced air
Cooling	See Remarks
# of Stories	3

Exterior

Exterior	Composite Siding
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
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