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217 Seton Grove SE Calgary, Alberta

MLS # A2264963



\$443,500

Division:	Seton				
Type:	Residential/Five Plus				
Style:	3 (or more) Storey				
Size:	1,294 sq.ft.	Age:	2025 (0 yrs old)		
Beds:	2	Baths:	2 full / 1 half		
Garage:	Double Garage Attached, Tandem				
Lot Size:	0.02 Acre				
Lot Feat:	Back Lane				

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 226
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Kitchen Island, Quartz Counters

Inclusions: None

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

